

PRIA- Property Records Industry Association

*PRIA Local Chapter Meeting
July 7, 2023*



Welcome!!

Casey Kaul, Pierce County Auditors Office

*Kim Eisenbacher, Pierce County Auditors
Office*

Paul Merz, President Imaged Library Co LLC

Agenda

- ▶ Intro to PRIA
- ▶ Recording Standards Commission
- ▶ Torrens Update and Recap
- ▶ Fee Changes
- ▶ Future Meeting Topics

What Is PRIA?

- ▶ Not your typical trade association.
- ▶ PRIA is an idea that government and business can work together to address issues of common concern in the world of property transactions.
- ▶ Members include recorders, title and escrow companies, lenders, notary associations, technology companies and industry groups from across the real estate and mortgage industries.

What Does PRIA Do?

- ▶ PRIA develops and promotes national standards and best practices for the land records industry by...
 - Identifying opportunities for collaboration among industry stakeholders.
 - Developing recommendations for and adoption of standards and best practices.
 - Providing a clearinghouse for property records-related information.
 - Educating members, industry stakeholders and the public about the property records industry.

PRIA's Guiding Principles

The Vision: To be the leading resource for the property records industry

The Mission: To develop and promote national standards & best practices for the property records industry, including:

- Technology Standards
- Implementation Guides
- White Papers
- Best Practices
- Model Legislation
- Informational Resources

Membership Composition

Government Members

- ▶ County Recorders, Registers of Deeds, Clerks
- ▶ Those within county government that are responsible for maintaining the public land records
- ▶ Membership dues are based on the county population

Business Members

- ▶ Vendors, Submitters, eRecording Vendors
- ▶ Membership dues are based on self-selected levels
- ▶ Each level offers different benefits

Membership

	2020-21	2021-22	2022-23 As of 1/31/23
Government	689	759	771
Business	87	88	83
Total Members	776	847	854

PRIA Local Chapter- a local records industry alliance

- ▶ Work Together on a Local Level
- ▶ Build Industry Relationships
- ▶ Education
- ▶ Chapter Options



Recording Standards Commission

Establishment:

The Recording Standards Commission [abbreviated as “RSC”] was established by RCW 65.24.040. Members of the Commission are appointed by the Secretary of State.

Recording Standards Commission

Purpose:

The Recording Standards Commission is intended to clarify existing laws regarding the recording of documents with county recording departments and county auditors.

Recording standards and practices vary from county to county which creates confusion and liability. Simplified and standardized recording standards and fees are therefore needed to better harmonize practices throughout the state.

Recording Standards Commission

Membership:

- ▶ County Recorders or County Auditors- Washington State Association of County Auditors
- ▶ State Archivist- Washington Secretary of State
- ▶ Washington State Bar Association
- ▶ Washington Land Title Association
- ▶ Escrow Association of Washington
- ▶ Washington Mortgage Bankers Association

Recording Standards Commission- Vicky Dalton

Workgroups:

- ▶ Racially Restrictive Covenants
- ▶ Standardization of Document Titles
- ▶ Rejection Standards

Torrens Elimination- Clifton Harty

- ▶ Short History and Intent of Torrens
- ▶ Preparation for Elimination
- ▶ Findings - About 1000 properties placed into Torrens in Snohomish County. Staff found withdrawals for all but 42 properties.
- ▶ Many of these remaining properties had been transferred to new owners outside the Torrens system. We had at least one owner that still had their original certificate of title.
- ▶ Elimination – Snohomish County recorded a certificate of withdrawal individually for each property where a withdrawal was not found. Other counties recorded a blanket withdrawal to withdraw all properties.
- ▶ Questions?

Torrens Elimination- Snohomish County

CERTIFICATE OF WITHDRAWAL OF TITLE FROM LAND REGISTRATION SYSTEM

This is to certify that the following described lands, situated in the county of Snohomish, state of Washington, the title to which has been heretofore registered under the laws of the State of Washington to wit:

City of Edmonds, Block 36, Lots 21 & 22

By operation of law (2022 Wash. Sess. Laws page no. 448), NOW THEREFORE, the title to said above described lands has been withdrawn from the effect and operation of the title registry system of the state of Washington and the owner (or owners) of said lands is (or are) by law authorized to contract concerning, convey, encumber or otherwise deal with the title to said land in the same manner and to the same extent as though said title had never been registered.

Witness my hand and seal this

3rd day of July, 2023

Garth Fell

Registrar of Title for Snohomish County

By: Ashley Chilberg

Ashley Chilberg

Deputy Auditor

Torrens Elimination-

King County

No. W-2821

Certificate 1 - 31490
Title No. 1 - 5000
Volume 1 - 104 Folio 1 - 300

Certificate of Withdrawal of Registered Lands

in King County, State of Washington

This is to certify that LISTED REGISTERED OWNER, , the owner(s) in fee simple of the following described lands situated in the County of King, State of Washington, the title to which has been heretofore registered under the laws of the State of Washington, to-wit:

ALL PROPERTY LISTED IN REGISTRATION UP TO JULY 1ST, 2023. SITUATE IN WASHINGTON STATE, COUNTY OF KING

TAX ACCOUNT PARCEL NO. PARCELS LISTED IN REGISTRATION UP TO 7/1/2023

SUBJECT TO ANY UNPAID TAXES AND/OR ASSESSMENTS.

having heretofore adhere with House Bill 1376 which removes all land from registration in Washington state and withdraw said title to said lands from the Registry System, and said House Bill 1376 has been acknowledged by the Registrar of Titles on the 3rd day of July, 2023; now therefore, the title to said above described lands has been withdrawn from the effect and operation of the Title Registry System of the State of Washington and the owner(s) of said land is/are by law authorized to contract concerning, convey, encumber or otherwise deal with the title to said lands in the same manner and to the same extent as though said title had never been registered.

Witness my hand and seal this 3rd day of July, 2023

Norm Alberg
Director, Records and Licensing Services
Registrar of Titles for King County,
State of Washington

by:
 
ANTHONY TAYLOR



Torrens Elimination-

Pierce County

Certificate No.: ALL REMAINING

Issued: JULY 1, 2023

Blanket Certificate of Withdrawal of Registered Lands

In Pierce County, State of Washington

This is to certify that on July 1, 2023, the registrar of titles for the county shall cause the volumes of the register of titles for the county and the accompanying alphabetical indices and tract indices and other files and records in the office of the registrar of titles to be closed and placed in the permanent deed records of the county. At this time all properties remaining in registration are automatically withdrawn.

All owner(s) in fee simple of the lands situated in the County of Pierce, State of Washington, the title to which has been heretofore registered under the laws of the State of Washington, to-wit:

Having heretofore filed for the withdrawal of the title to said lands from the registry system in chapter 65.12 RCW, NOW, THEREFORE, pursuant to HB 1376 Chapter 66, Laws of 2022 67th Legislature 2022 Regular Session (LAND TITLES—TORRENS ACT REPEAL) the title(s) to said lands has been withdrawn from the effect and operation of the title registry system of the state of Washington and the owner(s) of said lands is by law authorized to contract concerning, convey, encumber or otherwise deal with the title to said lands in the same manner and to the same extent as though said title had never been registered.

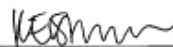
Now, Therefore, the title to all lands registered have been withdrawn from the effect and operation of the Title Registry System of the State of Washington and the owner(s) of said land is/are by law authorized to contract concerning, convey, encumber or otherwise deal with the title to said lands in the same manner and to the same exact as though said title had never been registered.

Witnessed my hand and seal this day of





Registrar of Titles for Pierce County

By 

Deputy

Fee Changes

Map Fees Increase July 1, 2023

- ▶ Due to a recent amendment to WAC 332-150-030, map fees increase by \$36
 - *WAC 332-150-030 Filing and recording fees. Each county auditor shall collect the fee of \$100 per instrument in addition to any other fees required by law, as a condition precedent to the filing and recording of any surveys, subdivision plats, short plats or condominium surveys, plats or maps.*

Fee Changes

Fee change for government liens effective July 23, 2023

- ▶ Due to the recent passage of SB 5386, the fee for government liens will be reduced.
 - Government liens and satisfactions will not be subject to any homeless housing surcharges. These specifically exempted documents will be charged \$18 for the first page and \$1 for each additional page to record.

Fee Changes

Fee change for government liens effective July 23, 2023

- Employment Security liens and satisfactions will be charged \$15 for the first page and \$1 for each additional page to record.

Sec. 1. A new section is added to chapter 36.22 RCW to read as follows: (1) A surcharge of \$183 per instrument shall be charged by the county auditor for each document recorded, which will be in addition to any other charge authorized by law. The following are exempt from this surcharge: (a) Assignments or substitutions of previously recorded deeds of trust; (b) Documents recording a birth, marriage, divorce, or death; (c) Any recorded documents otherwise exempted from a recording fee or additional surcharges understate law; (d) Marriage licenses issued by the county auditor; and (e) Documents recording a federal, state, county, city, or water-sewer district, or wage lien or satisfaction of lien.

Fee Changes

Standard Recording Fees will increase by \$100 effective January 1, 2024

- ▶ Due to the recent passage of HB 1474, the fee for most recordings will increase.
 - *Beginning January 1, 2024, except as provided in subsection (2) of this section, the county auditor must collect a covenant homeownership program assessment of \$100 for each document recorded, which is in addition to any other charge, surcharge, or assessment allowed by law.*

Fee Changes

Summary:

- ▶ 7/1/2023- Map Recording Fees increased by \$36
- ▶ 7/23/2023- Government Lien Recording Fees reduced
- ▶ 1/1/2024- Standard Recording Fees increase by \$100

Future Topics

- Please send any meeting topics or suggestions to
 - ▶ Casey Kaul casey.kaul@piercecounitywa.gov
 - ▶ Kim Eisenbacher kim.Eisenbacher@piercecounitywa.gov
 - ▶ Your local recording Supervisor or Manager

Questions?

Future Topics

- Suggested Topics
 - ▶ Electronic recording of surveys
 - ▶ Fees associated with rerecording
 - ▶ Fees associated with amended surveys

Q & A

- If we do not find the document releasing the property from Torrens, should we consider them active? Do you want us to notify you?
 - ▶ No, they are not considered active. If a property was missed in a county that didn't record a blanket withdrawal, it would still be considered withdrawn. Snohomish County would like to be notified if one is found. The blanket withdrawals are not tied to one specific property.
- Can you explain the process of how the fee increases were passed?
 - ▶ The map fee increase was done by an amendment to WAC 332-150-030, this process is called a code revision.
 - ▶ SB 5386 simplified the composition of the housing fees and changed the allocations. This also created a full exemption for government liens and their releases.
 - ▶ HB 1474 was a policy decision to fund a new covenant homeownership account and program to address the history of housing discrimination due to racially restrictive covenants in Washington State.