

WFG Underwriting Bulletin



To: All Indiana Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: June 5, 2017
Bulletin No: IN 2017-02
Subject: Important Information Regarding Recording Fee Changes Effective July 1, 2017

STATE OF INDIANA COUNTY RECORDERS RELEASE NEW RECORDING FEE SCHEDULES EFFECTIVE JULY 1, 2017

To all of our Indiana agents,

As you may or may not know, the Indiana General Assembly passed Senate Bill 505 during the 2017 Session. This bill includes many provisions regarding recording documents in Indiana including the establishment of **predictable** recording fees. The new predictable recording fees are **effective July 1, 2017**. Any documents **received** by the county recorder's office **on or after July 1, 2017** will be charged according to the new predictable recording fees. The categories for recording documents are mortgages and all other documents. Mortgages do not include mortgage modifications, mortgage assignments, or mortgage releases. Marion County will charge rates that are \$10 higher than all other counties due to the housing trust administered in Marion County as of August 1, 2017. If other counties should opt in to a housing trust, they may increase the rates they charge by \$10 also. At this time, only Marion County will be charging the additional \$10. Here are the new predictable recording fees **effective August 1, 2017 for Marion County and July 1, 2017 for all other Indiana counties:**

Document	Marion County (effective August 1, 2017)	All other counties (effective July 1, 2017)
Mortgages	\$65	\$55
Deeds and all other documents	\$35	\$25
Mechanic's Lien (includes one mail out)	\$35 (\$2 per additional mail out)	\$25 (\$2 per additional mail out)
Multiple Transaction Documents	\$35 (\$7 per additional transaction)	\$25 (\$7 per additional transaction)
UCC Filing	\$6 for 2 pages or less \$10 for 3 pages or more	\$6 for 2 pages or less \$10 for 3 pages or more

Under SB505, the Indianapolis Marion County City-County Council must pass a new ordinance to enact the additional \$10 fee per document for the housing trust. This fee is not anticipated to be effective until August 1, 2017. Unfortunately, this means that Marion County will charge the new predictable fee plus the existing per page fee for the housing trust for the month of July. This fee schedule should only be for a very limited amount of time. For July 1 – 31, 2017, Marion County recording fees will be as follows:

Document	Marion County (effective July 1 – 31, 2017)
Mortgages	\$57.50 for first page and \$1 per each additional page
Deeds and all other documents	\$27.50 for first page and \$1 per each additional page
Mechanic's Lien (includes one mail out)	\$27.50 for first page and \$1 per each additional page (\$2 per additional mail out)
Multiple Transaction Documents	\$27.50 for first page and \$1 per each additional page (\$7 per additional transaction)
UCC Filing	\$6 for 2 pages or less \$10 for 3 pages or more

The bill made changes to the bulk copies statute too. For any title agencies that purchase bulk copies, you will need to execute a new contract for the purchase of bulk copies with the county recorder's office prior to July 1, 2017. The fee for bulk copies will increase to \$0.10 per page as of July 1, 2017

The bill also includes provisions from the uniform real property electronic recording act to clarify and better define the provisions for electronic recordings (e-recording) in Indiana. The bill establishes an electronic recording commission as of January 1, 2018. For the electronic recording commission, one member must be a land title professional.

Finally, the bill adds provisions to allow for the recording of a memorandum of land contract. While this is a common practice, there was no specific statutory authority prior to this bill. Under the new statutory provisions, a memorandum of land contract gives constructive notice as to the existence of a land contract and creates a duty to inquire as to the terms and conditions of the land contract.

For reference, I am attaching a notice regarding Marion County recording fee changes.

[Marion County Recording Fee Changes](#)

If you have any questions regarding the provisions of SB505, please contact your Indiana underwriting counsel Stanley J. Czaja at (773) 706-3779 or via email at SCzaja@wfgnationaltitle.com

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The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.