

Change to the Land Recording Fee

Effective December 1, 2017 the land recording fee increases from \$53 to \$60 for the first page of a document (CGS 7-34a (d)), and from \$53 to \$60 for the filing of a Foreclosed Property Registration Form (CGS 7-148 ii).

Any document received for recording on December 1st is charged the new fee *even if it was mailed and postmarked earlier*. The statutes do not allow for an exception to the recording fee and all documents recorded in the month of December will be subject to the new fee and the revised allocation of funds.

Does the MERS recording fee change? **NO** – There are no changes to the MERS fees (CGS 7-34a (2) (A), (B), (C), or CGS 49-10(h)).

Do we still charge \$5 per page after the first page? **YES** (7-34a)

Will there be new reporting forms? **YES** – The Implementation Committee is working with the State Library on a revised form for the Historic Document Preservation Fund. Clerks will be required to complete the new form in January for the month of December 2017. We will also revise the Foreclosed Property Registration Form to indicate the new fee. The new forms will be distributed as soon as we receive approval by the State Library.

Will the Land Record Vendors be ready in time? The Implementation Committee is working on notifying all Vendors including the ERecording Vendors.

POST NOTICES NOW – On your website and in your offices. You may also want to include them with the “mail backs” to firms/banks/etc. who are frequent recorders.

NOTICE OF FEE INCREASE LAND RECORD RECORDINGS

Effective December 1, 2017

- The fee to record a document on the land records is **\$60.00** for the first page.
- The **\$5.00** for each additional page and the **\$2.00** fee for conveyances over **\$2,000** remain the same.
- The Fee for filing a Foreclosed Property Registrations is **\$60.00**
- Nominee (MERS) fees have not changed and will remain at the flat fee of **\$159.00** for Releases and Assignments (when Nominee is the Releasor/Grantor), and **\$159.00** plus **\$5.00** for each additional page for other Nominee (MERS) recordings.