

# SUSAN F. BULAY

## Penobscot County Register of Deeds

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LD: 358 An Act to Increase Fees Paid to Registers of Deeds

Senator Baldacci, Representative Salisbury, and distinguished members of the Joint Standing Committee on State and Local Government:

My name is Susan Bulay, I am the Register of Deeds for Penobscot County, and am speaking today on behalf of the Maine Registers of Deeds Association in favor of LD 358 An Act to Increase Fees Paid to Registers of Deeds.

The Registry of Deeds for each county, and there are two registries in Aroostook County, is the office of public notice for all documents relating to real property in our respective counties. We record deeds, mortgages, tax liens, discharges and many other documents submitted to us. We index the document so it can be found, image and microfilm it for posterity. We do all of this for a one time fee which we are seeking to increase through this legislation. Although the title of the bill is An Act to Increase Fees Paid to Registers of Deeds, please note that this money does not go to us personally but to the county general fund through our department. The name could be slightly misleading.

The current fee structure established in 2011 is: \$19.00 for the first page and \$2.00 for each additional page per document, plus \$1.00 for each name on the document over 4 names, plus a marginal reference fee of \$13.00 for each reference over 1 reference and additional fees if there is not a sufficient top margin for recording information. We propose to do away with this confusing fee structure and go to a flat fee of \$45.00 per document, plus the restoration surcharge which I will mention later.

The documents for a typical property purchase would include a deed, 2-3 pages with a current fee of \$21-\$23, and a mortgage. The mortgage could be 18 pages, with a VA rider, or a manufactured home rider plus a description for a total of 20 to 24 pages and a current fee of \$57-\$65. Recording fees for the purchase package, therefore, would be \$78-\$88. With a flat fee of \$45 per document, two documents would be a new recording fee of \$90, plus surcharge. Not so very much different.

We get so many of our submissions from across the country these days, that we feel a flat fee will greatly reduce the returns of unrecordable documents for lack of proper funds. And it will benefit any homebuyer at closing because their closing costs will be able to be estimated earlier in the process. If the attorney needs to add pages to a document, there will be no adjustment in fees.

Likewise, we wish to increase the cost of recording plans from \$21.00 to \$45.00, plus the restoration surcharge. While original documents are returned once the recording process has been done, plans remain in our office forever. We do not return them, but must provide permanent storage.

We propose to increase the cost of producing a copy of a plan from \$5.00 to \$10.00. We have been getting some push from the surveying community to record and reproduce plans in color. Color wide-format plan scanners and printers cost more than black and white and the size of a color plan file is much larger than a black and white one. New machines and more storage costs more money.

In 2013, as our websites were gaining in popularity, the legislature felt that we should give our constituents free access to their personal documents so the 500 free copies were introduced. The intent at that time was

Visit our website: <https://PenobscotDeeds.com>

that this would benefit the individual homeowner who wanted a copy of their deed and mortgage. There was never any intent that a title company would get free copies to do their business. Most title companies pay for their copies and then pass on the cost to the consumer, but some have not been as honest. We have found that some title companies have worked around the legislative intent and have found ways to get all free copies. Therefore we are proposing that bulk image prices be changed from 5 cents per image to 50 cents per image and that companies be prohibited from selling these images for their monetary gain. Bulk sales do not include our indexes, which are proprietary and not for sale. And that the number of free copies available to an individual be reduced from 500 to 100 free copies per year. After the free copies have been used up the cost is 50 cents per page. The individual who wants a copy of their deed, usually two pages, and a copy of their mortgage, usually 20 pages, would not be impacted by this change to better align the statute with the original legislative intent. In anticipation of an amendment by Sen. Bennett, let me add that we have no intention of creating a hardship for the town assessors. We feel that by setting our computer systems to allow the towns unlimited free copies from the web site, they can still do their job as they currently are and we can limit the title companies from taking advantage of the county.

In addition to the recording fee, we also collect a recording surcharge of \$3.00 per document to pay for ongoing restoration of our documents and plans, including digitizing all documents so that the public may access them easier. This surcharge was enacted in 1997 and has never been increased, however, in the meantime, the costs of preservation have increased significantly. We propose to increase this to \$5.00 per document. Currently the state and our municipalities are exempt from this surcharge and we propose to continue that exemption.

In addition, the registers must report to this committee every year how much surcharge money we raised and how much we expended. We have complied with this requirement faithfully, but I know of no other entity that must do this type of reporting and we would like to suspend the surcharge reporting unless this committee specifically requests us to present it.

Please bear in mind that our fees are one time fees collected only when a document is recorded. This is not like your municipal property taxes or automobile registration which are collected every year. When you record a document you pay for the recording process and for perpetual care. The records in York County go back to 1638; in Penobscot County we go back to 1814. Every registry has every document ever recorded in that office. For a one time fee. Please also remember that revenue in excess of expenses is allocated to the general fund of the county to lower the tax obligations for the towns.

We urge you to vote ought to pass on LD 358 and, as always, we are happy to answer any question at any time.

State	Recording Fees	Surcharge/Preservation	2-page deed total cost
Maine	Current: \$19.00 + \$2.00 each additional page With increase: \$45.00 flat fee (all docs/page counts)	Current: \$3.00 With increase: \$5.00	Current: \$24.00 With increase: \$50.00
New Hampshire	\$10 recording fee + \$4 each additional page and additional surcharge of \$25 for each deed, mortgage, mortgage discharge or plan (State LCHIP surcharge) and \$2.00 surcharge per document pursuant to RSA 478:17-G	\$25.00 \$2.00	\$41.00
Vermont	\$15 per page All deeds conveying property (even if no money is exchanged) must have a Vermont Property Transfer Tax Return. There is a \$15.00 filing fee for this form.	\$4.00 *included in recording fee	\$45.00
Massachusetts	\$155.00 deed; \$205.00 mortgage; \$105.00 mortgage discharge	\$50.00 *included	\$155.00
Connecticut	\$60.00 + \$5 each additional page		\$65.00
Rhode Island	\$80.00 deed; \$60.00 mortgage; \$45.00 mortgage discharge; \$1.00 each additional page	\$4.00 fee for State Archives 10% of recording fees for preservation	\$85.00

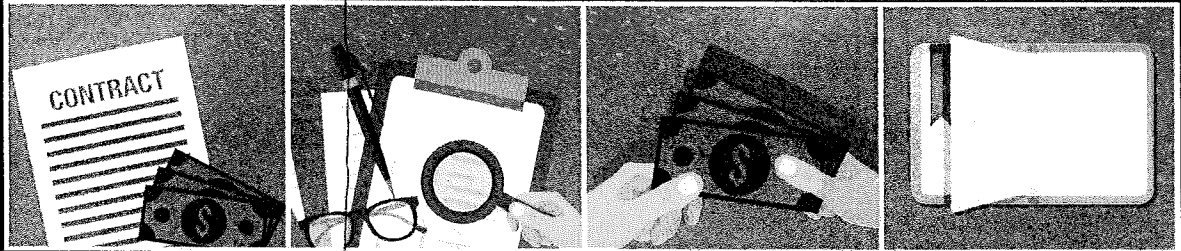
# RECORDING FEES ARE TOO COMPLEX

THE COST TO RECORD A DOCUMENT IN PUBLIC RECORDS IS CONFUSING. THE COST IS OFTEN CALCULATED BASED UPON:

HOW?

- 1 The number of legal names cited in a document
- 2 The number of pages in a document
- 3 The number of property parcel numbers in the document
- 4 The number of reference points in a document

## Predictable Recording Fees Can Help!



### CONSUMERS

benefit from predictable recording fees so they can budget more accurately and avoid unexpected costs.

### COUNTY RECORDERS

who benefit from more predictable budget planning and fewer recording rejections.

### BANKS AND CREDIT UNIONS

who need predictable fees in order to comply with federal banking financial laws.

### REAL ESTATE SETTLEMENT SERVICE PROVIDERS

who can more accurately estimate closing costs.

New federal regulations give tougher penalties for those that do not provide consumers clear information about the costs of a mortgage, including recording fees.



## ■■■■■■■■■■ SOLUTION ■■■■■■■■■■

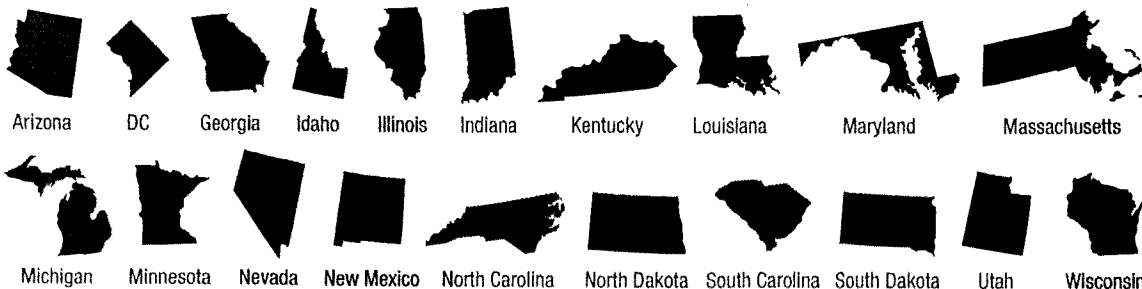
State legislatures are passing bills to provide predictable recording fee structures that remove uncertainty in the recording process for all parties involved in a real estate transaction.



American Land Title Association  
Protect your property rights



Predictable/Flat Fees for Recording Work Well in 19 States and the District of Columbia:



STATE	RECORDING FEE	ADDITIONAL FEES
<u>Alabama</u>	Deed/Deed of Trust/Mortgage \$16.00 for the first page Amendment/Modification \$17.00 for the first page Assignment \$17.00 for the first page Release/Satisfaction \$17.00 for the first page Subordination \$17.00 for the first page Power of Attorney \$17.00 for the first page	Additional pages and attachments \$3.00 per additional page Indexing fee \$1.00 per name over two for each party (note 1) Multiple assignments or releases \$1.00 per book & page indexed after one
<u>Alaska</u>	Deed/Deed of Trust/Mortgage \$20.00 for the first page Amendment/Modification \$20.00 for the first page Assignment \$20.00 for the first page Satisfaction/Release/Reconveyance \$20.00 for the first page Subordination \$20.00 for the first page Power of Attorney \$20.00 for the first page	Additional pages and attachments \$5.00 per additional page Each caption or title after the first \$20.00 per title or transaction Non-standard size document \$50.00 per document (see note 3) Indexing fee \$2.00 per name after six
<u>Arizona</u>	Deed \$30.00 per document Mortgage/Deed of Trust \$30.00 per document Amendment/Modification \$30.00 per document Assignment \$30.00 per document Satisfaction/Release/Reconveyance \$30.00 per document Subordination \$30.00 per document Power of Attorney \$30.00 per document	
<u>Arkansas</u>	Deed/Deed of Trust/Mortgage \$15.00 for the first page Amendment/Modification \$15.00 for the first page Assignment \$15.00 for the first page Satisfaction/Release/Reconveyance \$15.00 for the first page Subordination \$15.00 for the first page Power of Attorney \$15.00 for the first page	Additional pages and attachments \$5.00 per additional page Each caption or title after the first \$15.00 per title or transaction after first Non-standard size document \$25.00 per document Lack of blank space at bottom of last page \$5.00 per document
<u>California</u>	Varies at local option from \$7.00 to \$22.00 for deeds \$7.00-\$25.00 for amendments and modifications \$7.00 to \$25.00 for satisfactions, assignments \$7.00 to \$27.00 for mortgages	A county optional fee of up to \$10.00 may be added by any county to the former \$7.00- 27.00 fee for the purpose of establishing a "Real Estate Fraud Prosecution Trust Fund," A county optional fee of \$10.00-\$20.00 may be added by any county and applies to grant deeds that are not for lots created by recorded tract (subdivision) map. \$75.00 per title Affordable Housing Fee on documents submitted for recording in connection with a transfer subject to the imposition of documentary transfer tax. Additional Page Fee: \$3.00 per page Non-standard form size fee is \$3.00 for all pages if one or more pages are not 8½" by 11". Small print penalty is \$1.00 per page Multiple names indexed fee is \$1.00 for each ten names or part thereof to be indexed beyond the first ten. Some counties charge a multiple reference fee of \$1.00 after the first

<b>Colorado</b>	Deed/Deed of Trust/Mortgage \$13.00 for the first page Amendment/Modification \$13.00 for the first page Assignment \$13.00 for the first page Release (see note 1) \$13.00 for the first page Subordination \$13.00 for the first page Power of Attorney \$13.00 for the first page	Additional pages and attachments \$5.00 per additional page Public Trustee fee (see note 1) \$30.00 per trust deed to be released Pages larger than 8 1/2" by 14" \$5.00 per page
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<b>Connecticut</b>	Deed/Mortgage \$60.00 for the first page Amendment/Modification \$60.00 for the first page Assignment \$60.00 for the first page Release \$60.00 for the first page Subordination \$60.00 for the first page Power of Attorney \$60.00 for the first page	Additional pages and attachments \$5.00 per additional page Assignment of mortgage \$2.00 per reference after second State Conveyance Tax Return \$2.00 handling fee if transaction is not exempt Names not typed/printed under signatures \$1.00 per document Grantee current mailing address missing \$5.00 per document
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<b>Delaware</b>	First Page Fee—Deed: \$40.00-\$51.00 First Page Fee—Mortgage: \$40.00-\$48.00 First Page Fee—Other: \$40.00-\$55.00	Additional Pages Fee: Varies by county Multiple assignments cost \$7.00 per assignment after the first
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<b>Florida</b>	Deed/Deed of Trust/Mortgage \$10.00 for the first page Amendment/Modification \$10.00 for the first page Assignment \$10.00 for the first page Release/Satisfaction \$10.00 for the first page Subordination \$10.00 for the first page Power of Attorney \$10.00 for the first page	Additional pages and attachments \$8.50 per additional page Indexing fee \$1.00 per name after first four
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<b>Georgia</b>	Deed \$25.00 per document Mortgage/Deed of Trust \$25.00 per document Amendment/Modification \$25.00 per document Assignment \$25.00 per document Satisfaction/Cancellation \$25.00 per document Subordination \$25.00 per document Power of Attorney \$25.00 per document	Multiple assignments on one document \$25.00 per document Multiple cancellations/releases \$25.00 per document References to previously recorded document \$2.00 per reference after first Pages larger than 8 1/2" by 14" Not Accepted Georgia Residential Mortgage Fee \$10.00 per mortgage
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<b>Hawaii</b>	varies between \$36.00 and \$86.00 up to and including 50 pages	\$65.00 per document if more than 50 pages
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<b>Idaho</b>	Deed \$15.00 up to and including 30 pages Mortgage/Deed of Trust	Additional pages and attachments \$3.00 per additional page Substitution of Trustee
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\$45.00 up to and including 30 pages  
Amendment/Modification  
\$10.00 for the first page  
Assignment  
\$10.00 for the first page  
Reconveyance/Certificate of Discharge  
\$15.00 up to and including 30 pages  
Subordination  
\$10.00 for the first page  
Power of Attorney  
\$25.00 up to and including 30 pages

\$10.00 for the first 30 pages

**Illinois**

Deed/Deed of Trust/Mortgage  
\$79.00 per document  
Amendment/Modification  
\$79.00 per document  
Assignment  
\$79.00 per document  
Release  
\$79.00 per document  
Subordination  
\$79.00 per document  
Power of Attorney  
\$79.00 per document

Non-standard document  
\$89.00 per document  
Reference to property description by document #  
\$89.00 per document if 6 or more references  
Additional UPIs  
\$89.00 per document if 6 or more references

**Indiana**

Deed/Deed of Trust/Mortgage  
\$50.00 for the first five pages  
Mortgage/Deed of Trust  
\$80.00 up to and including 30 pages  
Amendment/Modification  
\$46.00 for the first five pages  
Assignment  
\$46.00 for the first five pages  
Satisfaction/Release/Reconveyance  
\$46.00 for the first five pages  
Subordination  
\$46.00 for the first five pages  
Power of Attorney  
\$50.00 for the first five pages

Additional pages and attachments  
\$3.00 per additional page  
Multiple assignments or releases  
\$4.00 per reference after first  
Mortgage including assignments  
\$126.00 for the first 30 pages  
Pages larger than 8 1/2" by 11"  
Not Accepted

**Iowa**

Deed (including auditor transfer fee on first parcel)  
\$12.00 for the first page (see note 1)  
Mortgage  
\$7.00 for the first page  
Amendment/Modification  
\$7.00 for the first page  
Assignment  
\$7.00 for the first page  
Release/Satisfaction  
\$7.00 for the first page  
Subordination  
\$7.00 for the first page  
Power of Attorney  
\$7.00 for the first page

Additional pages and attachments  
\$5.00 per additional page  
Multiple assignments or releases  
\$7.00 per reference after first  
Combined document  
\$7.00 per title or transaction after first  
Auditor's transfer fee (all conveyances)  
\$5.00 per parcel after first (max \$45 additional-see note 1)  
Non-standard document  
\$10.00 per document

**Kansas**

Deed/Deed of Trust/Mortgage  
\$21.00 for the first page  
Amendment/Modification  
\$21.00 for the first page  
Assignment  
\$20.00 for the first page (see note 1)  
Discharge/Release/Satisfaction  
\$20.00 for the first page (see note 1)  
Subordination

Additional pages and attachments  
\$17.00 per additional page (see note 1)  
Name not typed or printed below signature  
\$1.00 per document  
Multiple assignments or releases  
\$16.00 per assignment/release after first

\$21.00 for the first page  
Power of Attorney  
\$21.00 for the first page

**Kentucky**

Deed/Deed of Trust/Mortgage  
\$50.00 for the first five pages  
Mortgage/Deed of Trust  
\$80.00 up to and including 30 pages  
Amendment/Modification  
\$46.00 for the first five pages  
Assignment  
\$46.00 for the first five pages  
Satisfaction/Release/Reconveyance  
\$46.00 for the first five pages  
Subordination  
\$46.00 for the first five pages  
Power of Attorney  
\$50.00 for the first five pages

Additional pages and attachments  
\$3.00 per additional page  
Multiple assignments or releases  
\$4.00 per reference after first  
Mortgage including assignments  
\$126.00 for the first 30 pages  
Pages larger than 8 1/2" by 14"  
\$2.00 per page

**Louisiana**

Deed  
\$105.00 up to and including the first five pages  
Mortgage  
\$105.00 up to and including the first five pages  
Amendment/Modification  
\$105.00 up to and including the first five pages  
Assignment/Partial Release  
\$105.00 up to and including the first five pages  
Cancellation of Mortgage (with paid note)  
\$55.00 per cancellation  
Subordination  
\$105.00 up to and including the first five pages  
Power of Attorney  
\$105.00 up to and including the first five pages

Additional pages and attachments  
\$5.00 per page if over 50 pages. Also an additional \$200 applies on top of the basic recording fee if 26 pages or more. If between 6 and 25 pages add an additional \$100 to the basic recording fee.  
Indexing fee  
\$5.00 per name after 10  
Separate Certificate of Cancellation  
\$5.00 per certificate  
Non-compliance fee  
\$20.00 per document

**Maine**

Deed/Mortgage Deed  
\$22.00 for the first page  
Amendment/Modification  
\$22.00 for the first page  
Assignment  
\$22.00 for the first page  
Satisfaction/Release/Reconveyance  
\$22.00 for the first page  
Subordination  
\$22.00 for the first page  
Power of Attorney  
\$22.00 for the first page

Additional pages and attachments  
\$2.00 per additional page  
Indexing fee  
\$1.00 per name after first four  
References to previously recorded document  
\$13.00 per reference after first  
Pages larger than 8 1/2" by 14"  
\$2.00 per page

**Maryland**

\$20.00 plus surcharge (releases—\$10.00 plus surcharge) up to 9 pages  
\$75.00 plus surcharge if more than 9 pages (releases—\$20.00 plus surcharge)

\$1.00 if names are not typed or printed below signatures  
A surcharge of \$40.00 will apply to all documents recorded

**Massachusetts**

Deeds (\$155.00) and for mortgages (\$205.00)  
\$156.00 and \$206.00 in Norfolk and \$157.00 and \$207.00 in Plymouth  
Amendment/Modification  
\$105.00 per document  
Assignment  
\$105.00 per document  
Discharge/Release  
\$105.00 per document  
Subordination  
\$105.00 per document  
Power of Attorney  
\$105.00 per document

Multiple instrument  
\$105.00 per reference after first  
Municipal Lien Certificate  
\$80.00 per document

**Michigan**

Deed/Deed of Trust/Mortgage

Multiple assignments or releases

\$30.00 per document t (except Wayne County which charges \$15.00 for the first page and \$3.00 per additional page)  
 Amendment/Modification  
 \$30.00 per document  
 Assignment  
 \$30.00 per document  
 Satisfaction/Release/Reconveyance  
 \$30.00 per document  
 Subordination  
 \$30.00 per document  
 Power of Attorney  
 \$30.00 per document

\$3.00 each liber & page referenced after the first

**Minnesota**

Deed/Mortgage  
 \$46.00 per document  
 Amendment/Modification  
 \$46.00 per document  
 Assignment  
 \$46.00 per document  
 Satisfaction/Release  
 \$46.00 per document  
 Subordination  
 \$46.00 per document  
 Power of Attorney  
 \$46.00 per document

Well Certificate with deed, if required  
 \$50.00 per well certificate  
 Multiple assignments or releases  
 \$10.00 per reference after first four

**Mississippi**

Deed Fee: \$25.00 or \$26.00 (includes indexing) for the first 5 pages  
 Trust Deed Fee: \$25.00 or \$26.00 (includes indexing) for the first 5 pages  
 Amendments/Assignments/Releases: \$26.00 or \$27.00

Additional Pages Fee: \$1.00 per page Penalty Fees  
 Non-standard document fee of \$10.00  
 Sectional index entry  
 \$1.00 per additional section or subdivision lot after first  
 Marginal notation  
 \$1.00 per book & page referenced after first

**Missouri**

Deed/Deed of Trust  
 \$24.00 for the first page  
 Amendment/Modification  
 \$24.00 for the first page  
 Assignment  
 \$24.00 for the first page  
 Deed of Release  
 \$24.00 for the first page  
 Subordination  
 \$24.00 for the first page  
 Power of Attorney  
 \$24.00 for the first page

Additional pages and attachments  
 \$3.00 per additional page (\$5.00 City of St. Louis)  
 Non-standard size document  
 \$25.00 per document  
 Small print penalty  
 \$25.00 per document  
 Nonstandard document format (see note 1)  
 \$25.00 per document  
 \$24.00 (including \$11.00 recording fee and \$13.00 of special fees) (\$23.00 in City of St. Louis, \$21.00 in Jackson and St. Charles counties)

**Montana**

Deed/Deed of Trust/Mortgage  
 \$8.00 for the first page  
 Amendment/Modification  
 \$8.00 for the first page  
 Assignment  
 \$8.00 for the first page  
 Satisfaction/Release/Reconveyance  
 \$8.00 for the first page  
 Subordination  
 \$8.00 for the first page  
 Power of Attorney  
 \$8.00 for the first page

Additional pages and attachments  
 \$8.00 per additional page  
 Non-standard document  
 \$10.00 per document

**Nebraska**

Deed/Trust Deed/Mortgage  
 \$10.00 for the first page (see note 1)  
 Amendment/Modification  
 \$10.00 for the first page  
 Assignment

Additional pages and attachments  
 \$6.00 per additional page  
 Lack of blank space for recorder information  
 \$6.00 per document

\$10.00 for the first page  
Satisfaction/Release/Reconveyance  
\$10.00 for the first page  
Subordination  
\$10.00 for the first page  
Power of Attorney  
\$10.00 for the first page

**Nevada** \$37.00 to \$43.00 per document

<b>New Hampshire</b>	Deed/Deed of Trust/Mortgage \$37.00 for the first page (see note 1) Amendment/Modification \$12.00 for the first page Assignment \$12.00 for the first page Discharge \$42.00 for the first page (see note 1) Subordination \$12.00 for the first page Power of Attorney \$12.00 for the first page	Additional pages and attachments \$4.00 per additional page Multiple assignments on one document \$5.00 per mortgage assigned after first
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<b>New Jersey</b>	\$40.00-\$45.00 (including \$10.00 tax abstract fee) First Page Fee—Mortgage: \$30.00-35.00	Additional Pages Fee: \$10.00 per page Indexing fee \$6.00 per name after the first five Multiple assignments or releases \$10.00 per reference after first Pages larger than 8 1/2" by 14" \$10.00 per page
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<b>New Mexico</b>	Deed/Deed of Trust/Mortgage \$25.00 per document Amendment/Modification \$25.00 per document Assignment \$25.00 per document Satisfaction/Release/Reconveyance \$25.00 per document Subordination \$25.00 per document Power of Attorney \$25.00 per document	Indexing fee \$25.00 per group of 10 indexes after first 10
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<b>New York</b>	Basic fee ranges from \$28.00 to \$550.00 for the first page (plus \$75.00 for the E&A Report and \$5.00 for the Transfer Tax Affidavit)	Additional Pages Fee: \$5.00 per page Indexing fee in some counties is \$.50 for each name over one grantor and one grantee per document Each cross reference (book & page) in a document is \$.50 after the first, including references to prior assignments on a discharge of mortgage Assignment of multiple mortgages on one document is \$3.00 for each mortgage assigned after the first. Release of multiple mortgages in one document cost \$3.50 each after the first
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<b>North Carolina</b>	Deed \$26.00 up to and including 15 pages Deed of Trust \$64.00 up to and including 35 pages Amendment/Modification \$26.00 up to and including 15 pages Assignment \$26.00 up to and including 15 pages Cancellation No Additional Charge (See notes 1 and 2) Subordination \$26.00 up to and including 15 pages Power of Attorney \$26.00 up to and including 15 pages	Additional pages and attachments \$4.00 per additional page Each caption or title after the first \$10.00 per title or transaction after first \$25 Non-standard size document  Indexing fee \$2.00 per name after 20 References to previously recorded document \$25.00 per reference after first Non-standard document \$25.00 per document
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<b>North Dakota</b>	Deed/Mortgage \$20.00 up to and including 6 pages (see note 3) Amendment/Modification \$20.00 up to and including 6 pages (see note 3) Assignment \$20.00 up to and including 6 pages (see note 3) Satisfaction/release \$20.00 up to and including 6 pages (see note 3) Subordination \$20.00 up to and including 6 pages (see note 3) Power of Attorney \$20.00 up to and including 6 pages (see note 3)	Additional pages and attachments \$3.00 per additional page after 25 (see note 3) Sectional index entry \$1.00 per section after 10 References to previously recorded document \$3.00 per reference after 10 Pages larger than 8 1/2" by 14" Not Accepted Lack of blank space for recorder information \$3.00 per document (see note 1) Lack of 1" margin \$10.00 per document (see note 2)
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<b>Ohio</b>	\$34.00 up to and including first two pages Most counties charge \$38.00 for an amendment, modification, assignment, release, subordination which includes the first marginal reference fee.	Additional Page Fee: \$8.00 per page \$4.00 per reference in most counties \$20.00 fee for noncompliance
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<b>Oklahoma</b>	Deed/Deed of Trust/Mortgage \$18.00 for the first page (see note 2) Amendment/Modification \$18.00 for the first page (see note 2) Assignment \$18.00 for the first page (see note 2) Satisfaction/Release/Reconveyance \$18.00 for the first page (see note 2) Subordination \$18.00 for the first page (see note 2) Power of Attorney \$18.00 for the first page (see note 2)	Additional pages and attachments \$2.00 per additional page (see note 1) Legal description \$1.00 per description over 25 on a page Nonconforming document \$30.00 for the first page (see note 1) Lack of space for recorder at top of first page \$30.00 for first page, \$10.00 each additional This fee and all other basic fees include the \$10.00 records preservation fee.
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<b>Oregon</b>	Generally, \$80.00-115.00, including \$11.00 state assessment fee and \$10.00 remonumentation (land corner preservation) fee in those counties that impose this fee	Additional pages and attachments \$5.00 per additional page Each caption or title after the first \$5.00 per title or transaction after first Non-standard size document \$20.00 per document Pages larger than 8 1/2" by 14" Lack of blank space for recorder information \$5.00 per document
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<b>Pennsylvania</b>	First Four Pages Fee—Deed/Mortgage: Generally, standard fee is \$29.00, to which more and more counties add surcharges. The fee includes a \$0.50 state writ tax. The fee in Philadelphia is \$200.00 per document. First Four Pages Fee—Subsequent Documents: Generally, \$31.00, including \$2.00 for the first reference First Four Pages Fee—Satisfaction Piece: Generally, \$20.50, including \$5.00 satisfaction fee. The fee in Philadelphia is \$154.50 per document.	Additional Pages Fee: \$2.00 per page after the first four A fee of \$0.50 is due for each named party after the first four on an instrument. A fee of \$2.00 is due for each reference (marginal notation) to a previously recorded document after the first. Some counties charge a fee of \$0.50 is due for each tract or parcel listed after the first A fee of \$1.00 is due for an affidavit of value submitted with a deed
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<b>Rhode Island</b>	Deed \$84.00 for the first page Mortgage/Deed of Trust \$64.00 for the first page Amendment/Modification \$49.00 for the first page Assignment \$49.00 for the first page Satisfaction/Release/Reconveyance \$49.00 for the first page Subordination \$49.00 for the first page Power of Attorney \$49.00 for the first page	Additional pages and attachments \$1.00 per additional page
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<b>South Carolina</b>	Deed	No stamped return envelope
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\$15.00 per document  
 Mortgage/Deed of Trust  
 \$25.00 per document  
 Amendment  
 \$25.00 per document  
 Modification  
 \$10.00 per document  
 Assignment  
 \$10.00 per document  
 Satisfaction  
 \$10.00 per document  
 Subordination  
 \$10.00 per document  
 Power of Attorney  
 \$25.00 per document

\$0.50 per document  
 Multiple documents referenced  
 \$7.00 per reference after first  
 Partial release of a mortgage is \$6.00 plus \$1.00 per page after the first.

<b>South Dakota</b>	Deed/Deed of Trust/Mortgage \$30.00 up to and including the first 50 pages Amendment/Modification \$30.00 up to and including the first 50 pages Assignment \$30.00 up to and including the first 50 pages Satisfaction/Release/Reconveyance \$30.00 up to and including the first 50 pages Subordination \$30.00 up to and including the first 50 pages Power of Attorney \$30.00 up to and including the first 50 pages	Additional pages and attachments \$2.00 per additional page
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<b>Tennessee</b>	First Two Pages Fee—except release: \$12.00-\$14.00 for two pages (Includes computerization fee. Some counties add an extra \$1.00 fee.)	Additional pages and attachments \$5.00 per additional page Multiple assignments or releases \$5.00 per reference after first
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<b>Texas</b>	The basic first page fee is \$5.00. The total first page fee varies from \$11.00 to \$36.00 depending on whether the county charges the Courthouse Security Fee (\$1.00), the Record Management & Preservation Fee (up to \$10.00), the Records Archive Fee (up to \$10.00), the Real Property Records Filing Fee (up to \$10.00), and other local options, and whether the recorder always uses the back of the last page for stamping (\$2.00).	Additional pages and attachments \$4.00 per additional page Indexing fee \$0.25 per name after the first five
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<b>Utah</b>	Deed \$40.00 per document Mortgage/Deed of Trust \$40.00 per document Amendment/Modification \$40.00 per document Assignment \$40.00 per document Reconveyance/Release/Discharge \$40.00 per document Subordination \$40.00 per document Power of Attorney \$40.00 per document	Legal description \$2.00 per description after ten
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<b>Vermont</b>	Deed/Mortgage \$15.00 for the first page Amendment/Modification \$15.00 for the first page Assignment \$15.00 for the first page	Additional pages and attachments \$15.00 per additional page Name not typed under illegible signature \$2.00 per illegible signature Property Transfer Tax Return with deed \$15.00 per return
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Satisfaction/Discharge/Release  
\$15.00 for the first page  
Subordination  
\$15.00 for the first page  
Power of Attorney  
\$15.00 for the first page

**Virginia**

First 10 Pages Fee—Deed: \$44.00 - \$52.00  
First 10 Pages Fee—Deed of Trust/Mortgage: \$43.00-\$51.00  
First 10 Pages Fee—Amendment/Modification of Mortgage: \$23.00-\$31.00  
First 10 Pages Fee—Assignment: \$23.00 - \$31.00  
Release of Trust Deed: \$31.00-\$43.00 (Deed of Release of Trust Deed includes a tax of \$.50)  
First 10 Pages Fee—Full or Partial Certificate of Satisfaction of Mortgage: \$43.00-\$51.00  
Release of Trust Deed: \$31.00-\$43.00 (Deed of Release of Trust Deed includes a tax of \$.50)  
First 10 pages - Subordination: \$23.00 - \$31.00  
First 10 pages - Power of Attorney: \$23.00 - \$31.00  
Additional Recording Fee in Augusta County, Staunton City,  
and Waynesboro City: Add \$0.50 per page for each document recorded.

Additional Pages Fee: 11-30 pages add \$14.00; more than 30 pages add \$34.00

**Washington**

\$304.50 for the first page of a Deed of Trust. \$303.50 for the first page of a Deed, Amendment, Modification, Reconveyance, Satisfaction, Subordination and Power of Attorney. \$18.00 for the first page of an Assignment of Deed of Trust.

Additional Page Fee: \$1.00 per page.

Low Income Housing Surcharge: \$13.00 surcharge does not apply to marriage documents, assignments of deed of trust, or trustee substitution, appointment or resignation.

**West Virginia**

First Five Pages Fee—Deed: \$47.00  
First Five Pages Fee—Deed of Trust and Amendment/Modification: \$12.00 - \$27.00  
First Five Pages Fee—Other: \$12.00 - \$27.00, except \$1.50 for substitution of trustee and affidavit

Additional Pages Fee: \$1.00 per page, except for (1) assignments, substitution of trustee and affidavit which are usually \$1.00 per page in some counties, releases which incur from no per page fee to \$1.00 per page. \$1.00 for each set of 10 pages after the first 19  
Penalty Fees: Documents with two sided sheets or print smaller than 10 point may be rejected; if accepted, the additional penalty fee is 50% of the fee otherwise payable  
Fee for assignments after the first on one document is \$1.00 or \$2.00 each  
Fee for references on a release after the first on one document is \$2.00 each  
Fee for map or plat submitted with deed is \$2.00

**Wisconsin**

Per Document Fee: \$30.00

\$0.10 per legal description after the first five  
\$0.50 per volume and page referenced in a partial release or satisfaction of mortgage

**Wyoming**

Deed/Deed of Trust/Mortgage  
\$12.00 for the first page  
Amendment/Modification  
\$12.00 for the first page  
Assignment  
\$12.00 for the first page  
Satisfaction/Release/Reconveyance  
\$12.00 for the first page  
Subordination  
\$12.00 for the first page  
Power of Attorney  
\$12.00 for the first page

Additional pages and attachments  
\$3.00 per additional page  
Indexing fee  
\$1.00 each after five grantors/grantees (note 1)  
Multiple assignments or releases  
\$2.00 per reference (book & page) after two  
Pages larger than 8 1/2" by 14"  
Not Accepted  
Legal description  
\$1.00 per section, block, lot or tract after ten