

# SOMERSET RECORDER OF DEEDS

FEES EFFECTIVE DECEMBER 8, 2009 PER HB 1607

4 Pages &  
4 Names

<b>INSTRUMENT</b>	<b>FEE</b>
ABSTRACT OF TRUST	\$18.50
ACT 287 (UNDERGROUND R/W)	\$5.00
ADDENDUM	\$18.50
AFFIDAVIT	\$18.50
AG AREA	\$18.50
AGREEMENT	\$18.50
SALES AGREEMENT	\$42.00
AMENDMENT	\$18.50
ARTICLES OF INCORPORATION	\$18.50
ASSIGNMENT	\$18.50
BANKRUPTCY PETITION	\$18.50
CANCELLATION	\$18.50
CERTIFICATE OF COMPLETION	\$18.50
CHARTER	\$18.50
CLEAN & GREEN ACT 319	\$18.50
CLEAN & GREEN ACT 319 CANCEL	\$18.50
DECLARATION	\$18.50
<b>DEED</b>	<b>\$52.00</b>
CLAIM BY ADVERSE POSSESSION	\$52.00
CONDEMNATION-DECLARATION OF TAKING	\$52.00
DECREE OF COURT	\$52.00
DEED-REDETERMINATION	\$52.00
SHERIFFS DEED	\$52.00
TAX CLAIM DEED	\$52.00
DISCLAIMER	\$18.50
EASEMENT	\$42.00
RIGHT OF WAY	\$42.00
FINANCE STATEMENT-UCC1 (New Secured Transaction)	\$100.00
FINANCE STATEMENT-UCC3 (Amend, Asgmt, Cont, Term)	\$100.00
LANDOWNER CONSENT	\$18.50
LEASE EXTENSION	\$18.50
LEASE-30 YEAR	\$42.00
LEASES	\$18.50
MEMORANDUM OF LEASE	\$18.50
MERGER	\$18.50
MILITARY DISCHARGE	\$0.00
MINE MAPS ( 1st Sheet - each additional sheet \$1.00 each)	\$8.00
<b>MORTGAGE</b>	<b>\$52.00</b>
MORTGAGE AMENDMENT	\$52.00
MORTGAGE ASSIGNMENT	\$52.00
MORTGAGE CORRECTION	\$52.00
MORTGAGE DECLARATION	\$52.00
MORTGAGE EXTENSION	\$52.00
MORTGAGE MODIFICATION	\$52.00
MORTGAGE RELEASE	\$52.00
MORTGAGE SATISFACTION (Validation Fee add'l \$8.00)	\$42.00
NOTARY BOND & COMMISSION	\$40.50
NOTARY CHANGE OF ADDRESS	\$18.50
NOTARY CHANGE OF NAME	\$18.50
NOTICE OF LIEN	\$18.50
ORDER	\$18.50
ORDINANCE	\$18.50
PERMIT	\$18.50
PLAT MAPS (Additional Pages \$25.50 each) (** see notes section)	\$30.50
POSTAL LEASES	\$18.50
POSTPONEMENT SUBORDINATION	\$18.50
POSTPONEMENTS	\$18.50
POWER OF ATTORNEY	\$18.50
RELEASE	\$18.50
REVOCATION	\$18.50
SATISFACTION (Other)	\$42.00
SEWAGE PERMIT	\$18.50

<b>ADDITIONAL ITEMS</b>	
COPIES MADE IN THE OFFICE	\$0.25
COPIES MAILED FIRST PAGE (Each Additional Page \$.50)	\$3.00
FAX COPIES FIRST PAGE (Each Additional Page \$1.00)	\$3.00
COPIES OF ACT # 287 (PER SHEET)	\$2.00
CERTIFICATIONS (plus copies @ \$ .25 each page)	\$1.50
EXTRA NAMES (PER NAME)	\$0.50
EXTRA PAGES (PER PAGE)	\$2.00
MARGINAL NOTATIONS (PER NOTATION)	\$2.00
NOTARY ACKNOWLEDGEMENTS	\$2.00
<b>OFFICE FAX NUMBER: (814) 445-1563</b>	

If an instrument is not listed, or if you are unsure of fees, please call the  
ROD Office @ (814) 445-1547

**We accept cash or checks only.**

**Note: A Self-Addressed, Stamped Envelope Must be Provided for the Return of Documents and Receipts.**

**Realty Transfer Tax**

All deeds must set forth the true consideration or have with an "Affidavit of Value". Any exemption (whether a full exemption or a partial exemption) claimed, MUST be accompanied by an "Affidavit of Value". Complete information is required, including street addresses, consideration, assessed value and fair market value, along with mortgages recorded and location of property, plus an explanation as to whether or not it is a taxable transaction. Specific reference is to be made to the Regulation No. under which the exemption is claimed. Affidavits to be filed with deeds at time of recording.

\* Any document being re-recorded must state the reason for re-recording and must have a new acknowledgement.

**1 copy of a trust & 2 copies of the "Affidavit of Value" must accompany a deed of trust.**

The Recorder's Office will charge an \$8.00 validation fee to satisfy mortgages if the original mortgage or a copy of the mortgage is not provided.

**PLEASE NOTE:** When property description and location are in two or more taxing bodies, the person recording the deed must indicate how the municipalities / taxing bodies are split by percentage (%) only (NO EXCEPTIONS)

**Property transfers in Paint Township - please indicate which school district (Windber or Conemaugh) so taxes are properly distributed.**

**Recording of Plat Maps**

**Recording Requirements:**

- Original Signature(s) plus all SEALS
- Approval (if applicable) local governing body with original signatures
- Approval-Somerset County Planning Commission, (Township) - two Supervisors must sign
- (Borough) - President of Borough Council, Mayor and Borough Secretary must sign
- Recording Fee - \$30.50 (sheet size minimum 18" X 24" - up to 36")
- Plan must be recorded within 90 days of approval
- (\*\*) Plat Maps - original and 3 additional copies will be signed/sealed for recording fee. Extra copies are \$2.00 each.