
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1006 Session of
2011

INTRODUCED BY BISHOP, THOMAS, J. TAYLOR, SCAVELLO, M. O'BRIEN,
MURT AND CALTAGIRONE, MARCH 14, 2011

REFERRED TO COMMITTEE ON JUDICIARY, MARCH 14, 2011

AN ACT

1 Amending the act of May 17, 1921 (P.L.860, No.303), entitled "An
2 act to provide for the recording, and notation upon the
3 record of any deed or other recorded instrument, of any
4 judgment or decree affecting such deed or other instrument,
5 and providing that such recording and notation shall be
6 notice of such judgment or decree," further providing for
7 recording judgments.

8 The General Assembly of the Commonwealth of Pennsylvania
9 hereby enacts as follows:

10 Section 1. Section 1 of the act of May 17, 1921 (P.L.860,
11 No.303), entitled "An act to provide for the recording, and
12 notation upon the record of any deed or other recorded
13 instrument, of any judgment or decree affecting such deed or
14 other instrument, and providing that such recording and notation
15 shall be notice of such judgment or decree," is amended to read:

16 Section 1. [Be it enacted, &c., That when] (a) When any
17 final judgment or decree[, heretofore or hereafter] entered in
18 any court in this Commonwealth, affects any deed or other
19 instrument of record in the office of the recorder of deeds of
20 any county, the recording of such judgment or decree, and a

1 reference thereto noted upon the margin of the record of said
2 deed or other instrument, giving the court, the date, and the
3 number and term thereof, shall constitute record notice of such
4 judgment or decree.

5 (b) Upon the production before the recorder of deeds of:

6 (1) either the original record or a certified copy of the
7 record of any proceeding in any such court, the judgment or
8 decree wherein shall affect any deed or other instrument of
9 record in the office of such recorder of deeds[,]; or

10 (2) proof that the record owner on the deed or instrument is
11 the person against whom the judgment or decree has been entered
12 and proof that the record owner on the deed or instrument has
13 received written notice of intent to record the judgment or
14 decree,

15 it shall be the duty of such recorder to record the said
16 judgment or decree, with the name of the court, the title,
17 number, and term of the proceeding wherein the same shall have
18 been entered, and to enter, upon the margin of the record of
19 such deed or other instrument, the notation hereinbefore
20 provided, for which service he shall receive the fees provided
21 by law.

22 Section 2. This act shall take effect in 60 days.