



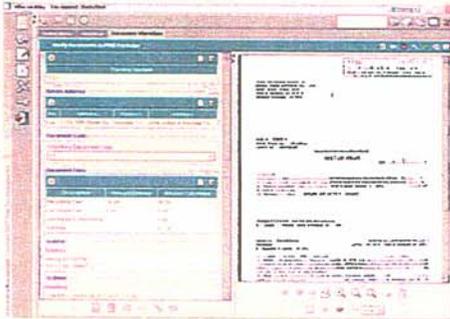
Benefits

Cost savings for submitting parties who eliminate hand-delivery of documents.

Easy submission through use of standard document templates.

Security through encryption technology and limitation of access to submitted documents.

Rapid availability of recorded documents to searchers.



E-Recording

<http://www.phila.gov/records/>

Electronic Document Recording in Philadelphia

The City of Philadelphia's Department of Records has consistently been a pioneer in the implementation of technological improvements to conducting its business. It was one of the first municipalities in Pennsylvania and among the first nationally to inaugurate a system for receiving entirely electronic documents for official recording. Electronic recording allows submitters to send documents to the Department of Records via the Internet instead of hand-delivering paper documents for recording. Turnaround time on processing and recording of the documents is greatly reduced since the documents are sent electronically and can include data tags with the submittal.

The system is highly secure and is open to any submitter who prepares documents according to Property Records Industry Association (PRIA) standards and submits in accordance with the Department of Records' interface requirements. Documents submitted electronically are actually far less prone to error, loss or possible fraud during the recording process than traditionally submitted paper documents because there are fewer processing steps between originator and final verifier and security layers are built into the submitting system.

The efficiencies inherent in electronic recording provide benefits to all parties involved. Submitters save the time and investment required to hand-deliver paper documents to the recording office and retrieve those documents following recording. The Department of Records enjoys the enhanced efficiency of having documents move rapidly through the process requiring minimal staff time to complete necessary recording steps and reducing the amount of tax dollars required to perform document recording. Documents, including images of all recorded pages and related indexed information, are available as early as possible to searchers who depend on the Department's online search system.

The benefits of electronic recording have been understood for many years by the property records industry. Leading jurisdictions such as Philadelphia, through the efforts of its Department of Records, are bringing the opportunities offered by the technology to fruition now.