

“Prepared By” on a Deed

Q We are being told that the signature of the preparer of a deed is no longer required in order to record the deed. Is that correct?

A Yes.

As we advised you in a memo dated April 27, 2012, the NJ Recording laws were revised effective May 1, 2012 (P.L. 2011, Chapter 217). One of the changes brought about by these amendments was the removal of the requirement that the party who prepares a deed sign it on the “Prepared by” line.

NJSA 46:26A-3(a)(5)(c) says that in order for a deed to be recordable, it must include the name of the person who prepared the deed. As you can see, under the law as revised no signature is required.

As always, feel free to address any questions to a member of our underwriting staff.

OR September 2014