

First Jersey Title Reports

Periodic news from *First Jersey*
to keep you up to date with the changes in *Title Services*.

Cover Sheet for Recording of Land Documents (Effective May 1, 2017)

As part of the recording act overhaul in 2011, statutory provisions require a **cover sheet or an electronic synopsis to accompany all land documents submitted for recording**. (N.J.S.A. 46:26A-5(c)). The statute contained a 5 year implementation delay period for cover sheets (N.J.S.A. 46:26A-5(f)) which is coming quickly to an end.

The cover sheet is specific to the county where the document is being recorded. The new cover sheet contains mandatory indexing fields which are to be completed by the submitter. **Each county will post their particular cover sheet on their webpage. In the event that the cover sheet or electronic synopsis is not attached to the land document, there will be an additional \$20 charge** (N.J.S.A. 46:26A-5(c)).

Three counties have already announced the new directive. Gloucester County has its version of the cover sheet available on its website, Morris County and Mercer County announced that they will soon have a link to the required form. The other counties can be expected to follow suit.

We have been told that escrow account customers who submit land documents (after May 1, 2017) without the required cover sheet may have their recording accounts debited the additional \$20.00 document fee. Customers paying by check who submit land documents (after May 1, 2017) without the required cover sheet will have their unrecorded documents returned due to insufficient fees. eRecording customers **are already compliant** with the cover sheet/electronic synopsis which is a part of the eRecording service.

We will continue to keep you posted as we learn of further details.

"When you think *Title Services*, think *First Jersey* first!"

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