

Indiana Recording Fees Will Change July 1, 2017

I want to let you know in advance that our fees are changing after Senate Bill 505 was passed in the last legislative session.

Enclosed is a sheet showing the new fees that have been *simplified* into a **Predictable Fee** structure. With a couple of exceptions, the fees will *no longer depend on the number of pages, cross-references, or non-conforming pages*.

The first fee for Mortgages says it includes Subordinate Mortgages which would be a Jr Mortgage or a Second Mortgage. Supplemental Indentures are also considered a Mortgage. The \$55 fee also includes Re-Recorded Mortgages. A Subordination *of* Mortgage is one lender subordinating their mortgage to another lender's mortgage with cross references and would have a flat \$25 fee.

You will notice that halfway down the fee schedule it refers to a Multiple Transaction Document. The most common of these is a Blanket Mortgage Release. **Wayne County does not accept Blanket Documents**, so you will not have to be concerned about the additional cross reference charge.

The recording requirements under IC 36-2-11-16.5 pertaining to the document not being permanently bound, the 2" margin at the top & bottom of the first & last page, black ink in at least 10 point font and the legibility must still be met. The non-conforming fees will not be charged.

The new legislation amends IC 36-2-7-10 and adds subsection (l). For cross references not otherwise required by statute or county ordinance, the person submitting the document for recording shall clearly identify on the *front page* of the instrument the specific cross-reference(s) to be included with the recorded document(s).

Copy fees have slightly changed as reflected in the fee schedule.

UCC fees have decreased by \$3.00. Note the new fees on the enclosed fee schedule.

The goal in the change of fees is to eliminate the confusion when calculating the recording fees. This should lower the number of rejected documents and quicken the time they are placed on record. We want to make your job easier when it comes to recording your instruments.

Please look over the Fee Schedule and call my office if you have any questions.

Debbie Tiemann
Wayne County Recorder