



General Assembly

February Session, 2022

**Raised Bill No. 5363**

LCO No. 2547



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

**AN ACT CONCERNING THE PROCESSING OF LAND RECORD  
RECORDING FEES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 7-34a of the 2022 supplement to the general statutes  
2 is repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2022*):

4 (a) (1) Town clerks shall receive, for recording any document, ten  
5 dollars for the first page and five dollars for each subsequent page or  
6 fractional part thereof, a page being not more than eight and one-half by  
7 fourteen inches. Town clerks shall receive, for recording the information  
8 contained in a certificate of registration for the practice of any of the  
9 healing arts, five dollars. Town clerks shall receive, for recording  
10 documents conforming to, or substantially similar to, section 47-36c,  
11 which are clearly entitled "statutory form" in the heading of such  
12 documents, as follows: For the first page of a warranty deed, a quitclaim  
13 deed, a mortgage deed, or an assignment of mortgage, ten dollars; for  
14 each additional page of such documents, five dollars; and for each  
15 assignment of mortgage, subsequent to the first two assignments, two

16 dollars. Town clerks shall receive, for recording any document with  
17 respect to which certain data must be submitted by each town clerk to  
18 the Secretary of the Office of Policy and Management in accordance with  
19 section 10-261b, two dollars in addition to the regular recording fee. Any  
20 person who offers any written document for recording in the office of  
21 any town clerk, which document fails to have legibly typed, printed or  
22 stamped directly beneath the signatures the names of the persons who  
23 executed such document, the names of any witnesses thereto and the  
24 name of the officer before whom the same was acknowledged, shall pay  
25 one dollar in addition to the regular recording fee. Town clerks shall  
26 receive, for recording any deed, except a mortgage deed, conveying title  
27 to real estate, which deed does not contain the current mailing address  
28 of the grantee, five dollars in addition to the regular recording fee. Town  
29 clerks shall receive, for filing any document, ten dollars; for receiving  
30 and keeping a survey or map, legally filed in the town clerk's office, ten  
31 dollars; and for indexing such survey or map, in accordance with section  
32 7-32, ten dollars, except with respect to indexing any such survey or map  
33 pertaining to a subdivision of land as defined in section 8-18, in which  
34 event town clerks shall receive twenty dollars for each such indexing.  
35 Town clerks shall receive, for a copy, in any format, of any document  
36 either recorded or filed in their offices, one dollar for each page or  
37 fractional part thereof, as the case may be; for certifying any copy of the  
38 same, two dollars; for making a copy of any survey or map, the actual  
39 cost thereof; and for certifying such copy of a survey or map, two  
40 dollars. Town clerks shall receive, for recording the commission and  
41 oath of a notary public, twenty dollars; and for certifying under seal to  
42 the official character of a notary, five dollars.

43 (2) (A) Notwithstanding any other provision of this subsection and in  
44 accordance with subsection (h) of section 49-10, town clerks shall receive  
45 from a nominee of a mortgagee for the recording of any document,  
46 including, but not limited to, a warranty deed, a quitclaim deed, a  
47 mortgage deed, or an assignment of mortgage, except (i) an assignment  
48 of mortgage in which the nominee of a mortgagee appears as assignor,  
49 and (ii) a release of mortgage, as described in section 49-8, by a nominee

50 of a mortgagee, as follows: For the first page of such warranty deed,  
51 quitclaim deed, mortgage deed, or assignment of mortgage, one  
52 hundred sixteen dollars; for each additional page of such deed or  
53 assignment, five dollars; and for each assignment of mortgage,  
54 subsequent to the first two assignments, two dollars.

55 (B) In accordance with subsection (h) of section 49-10, and in addition  
56 to any fees received pursuant to subdivision (1) of this subsection for the  
57 recording of (i) an assignment of mortgage in which a nominee of a  
58 mortgagee appears as assignor, or (ii) a release of mortgage by the  
59 nominee of a mortgagee, town clerks shall receive from a nominee of a  
60 mortgagee for the recording of such an assignment, as follows: For the  
61 entire such assignment of mortgage or release, one hundred fifty-nine  
62 dollars. No other fees shall be collected from the nominee for such  
63 recording.

64 (C) For purposes of this subdivision, "nominee of a mortgagee"  
65 means any person who (i) serves as mortgagee in the land records for a  
66 mortgage loan registered on a national electronic database that tracks  
67 changes in mortgage servicing and beneficial ownership interests in  
68 residential mortgage loans on behalf of its members, and (ii) is a  
69 nominee or agent for the owner of the promissory note or the  
70 subsequent buyer, transferee or beneficial owner of such note.

71 (b) The fees set forth in subsection (a) of this section received by town  
72 clerks for recording documents include therein payment for the return  
73 of each document which shall be made by the town clerk to the  
74 designated addressee.

75 (c) Compensation for all services other than those enumerated in  
76 subsection (a) of this section which town clerks are required by the  
77 general statutes to perform and for which compensation is not fixed by  
78 statute shall be fixed and paid by the selectmen or other governing body  
79 of the town or city in which such services are performed.

80 (d) In addition to the fees for recording a document under subsection  
81 (a) of this section, town clerks shall receive a fee of ten dollars for each

82 document recorded in the land records of the municipality. Not later  
83 than the fifteenth day of each month, town clerks shall remit two-fifths  
84 of the fees paid pursuant to this subsection during the previous calendar  
85 month to the [State Treasurer] Commissioner of Administrative Services  
86 for deposit in the General Fund and two-fifths of the fees paid pursuant  
87 to this subsection during the previous calendar month to the State  
88 Librarian for deposit in a bank account of the State Treasurer and  
89 crediting to the historic documents preservation account established  
90 under section 11-8i. One-fifth of the amount paid for fees pursuant to  
91 this subsection shall be retained by town clerks and used for the  
92 preservation and management of historic documents. The provisions of  
93 this subsection shall not apply to any document recorded on the land  
94 records by an employee of the state or of a municipality in conjunction  
95 with the employee's official duties. As used in this section  
96 "municipality" includes each town, consolidated town and city, city,  
97 consolidated town and borough, borough, district, as defined in chapter  
98 105 or chapter 105a, and each municipal board, commission and taxing  
99 district not previously mentioned.

100 (e) In addition to the fees for recording a document under subsection  
101 (a) of this section, town clerks shall receive a fee of forty dollars for each  
102 document recorded in the land records of the municipality. The town  
103 clerk shall retain one dollar of any fee paid pursuant to this subsection  
104 and three dollars of such fee shall become part of the general revenue of  
105 the municipality and be used to pay for local capital improvement  
106 projects, as defined in section 7-536. Not later than the fifteenth day of  
107 each month, town clerks shall remit thirty-six dollars of the fees paid  
108 pursuant to this subsection during the previous calendar month to the  
109 [State Treasurer] Commissioner of Administrative Services. Upon  
110 deposit in the General Fund, such amount shall be credited to the  
111 community investment account established pursuant to section 4-66aa.  
112 The provisions of this subsection shall not apply to any document  
113 recorded on the land records by an employee of the state or of a  
114 municipality in conjunction with such employee's official duties. As  
115 used in this subsection, "municipality" includes each town, consolidated

116 town and city, city, consolidated town and borough, borough, and  
117 district, as defined in chapter 105 or 105a, any municipal corporation or  
118 department thereof created by a special act of the General Assembly,  
119 and each municipal board, commission and taxing district not  
120 previously mentioned.

121 (f) Any town clerk who receives a fee pursuant to this section may  
122 permit the payment of such fee on an Internet web site designated by  
123 the clerk, in a manner prescribed by the clerk.

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|---|------------------------|-------|
| This act shall take effect as follows and shall amend the following sections: |                        |       |
| Section 1   | <i>October 1, 2022</i> | 7-34a |

**Statement of Purpose:**

To enable the Department of Administrative Services to process municipal recording fees.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*