

HOUSE OF REPRESENTATIVES

Olympia Washington

BilAnalysis

Bill No. HB 1038

Recording of documents/office of county auditor
Brief title

Public Arg: 1/21/97

Reps. D. Schmidt/Scott
Sponsor

Staff Contact: Steve Lundin
Comm. on Govt. Admin.
Phone: 786-7127

BACKGROUND:

Documents relating to real property are filed with county auditors. Considerable detail is provided in statute for recording and indexing these documents.

SUMMARY:

A number of changes are made to the recording of documents with county auditors.

The nature of various recordings is altered. The actual document canceling lawsuit relating to real property or a court order canceling mortgage is filed with the county auditor, instead of placing notice of the cancellation in a matter in the margin of a related document that was previously filed.

A county auditor must note the recording location number of the original mortgage, or other instrument in the comment section of the index whenever an instrument of release or acknowledgment of satisfaction is filed relating to the incumbrance.

The requirements are eliminated that county auditors maintain separate books or indices for the following types of filed documents: (1) The location of new state highway lines; (2) liens filed by doctors, nurses, hospitals, ambulances, and (3) federal tax liens.

The location of documents filed with a county auditor may be referenced by the county auditor's recording location number rather than by the book or volume of records and page number.

It is clarified that the county auditor may procure media—rather than books—for recording various instruments.

Continued

HB 1038 - Page 2 (continued)

The term multiple transactions is defined to clarify when separate fees are charged for each separate transaction contained in a single instrument filed with a county auditor.

It is clarified that in many charter counties instruments are filed with an official other than the county auditor.

It is clarified that a real estate tax stamp affixed to an instrument conveying real property constitutes evidence that real estate excise taxes have been paid.

A statement of the precise amount of an old recording fee is replaced with general language about the appropriate recording fee.

FISCAL NOTE: Not requested.

EFFECTIVE DATE: Ninety days after adjournment of session in which bill is passed.