



LAKE COUNTY
RECORDER
 ON THE
RECORD

Lake County Ohio Recorder—Becky Lynch

Issue - April 2022

RECORDER DEPARTMENT Services:

- Regular Recording
- eRecording
- Records Requests
- Microfilming Backup daily
- Property Fraud Alert Program
- Ohio Housing Trust Fund Collections
- Veteran I.D Card Program
- Honor Rewards Online
- Records Index Online Since 1986
- Images Online Since 1991
- Laredo Select remote access
- Ava Search Engine access
- Tapestry access nationwide
- Monarch records digital streaming
- Public Records Room OPEN 8a-4p
- Office OPEN 8a-4p
- Recordings until 3:45p daily

440-350-2510

Lake County Recorder
Main Line

Legislative Update:



Went to Columbus for the OCCO—Ohio Council of County Officials Legislative Reception at the Ohio State House (April 6). The ORA—Ohio Recorder Association is working hard with our lawmakers on HB 237 which is for major and multiple improvements of several areas in Recorder Modernization. In the Recorder Code 317 there are updates to two sections which are going into effect on April 29, 2022 as a result of HB 93. —O.R.C. Section 317.13 Duties of Recorder & Section 317.32 Recording Fees. More details to come after April 19th ORA Conference.

Happy Easter April! Please remember we early close Good Friday **12NOON**.

Lots of good things are going on in the Recorder Office! We are working on being able to take **Credit Cards** as an added form of payment in our department! Yep—we're movin' into the 21st Century! Also the grand collections of **Public Records** which are currently split between several locations from Records Room A to the Archives area off the back hallway, are being **relocated** to public space! The Deed Volumes will be in order. The Mortgage volumes will be in order. And no steps between them! This has been a work in progress for a little over a year

plus and we're happy to have this project moving along. If you see activity going on across the hall—that will be our **Records Room B!**

DEED STUFF. Recording Deeds in Lake County Ohio; Currently we accept **recordable Deeds**

by way of OTC or Over The Counter, USPS or Snail Mail, FEDEX or 'more reliable than snail mail, UPS also more dependable than snail mail. The one form not yet ready for primetime in our county is **eDEEDS**. We do have a signed agreement with a vendor to facilitate eDeeds and we're working out a contractual issue but I foresee that eDeeds will be implemented once the issue is resolved.

As you know two Aprils ago, the policy was that deeds were not accepted through the mail. When we opened up this additional service it meant that some extra due diligence would be needed. Exact and separate payments for multiple office approvals, completed forms and detailed coversheets giving specific instructions on document order are needed so that the document submitted is 'recordable' and not 'rejectable'. We all know that rejected documents causes delays and unhappy customers. With Ohio Attorney General Yost's Opinion addressing the practice last year, mailing in Deeds was deemed to sufficiently account for presentment, and the AG opinion determined that **'valid deeds' (mailed in)** would be accepted for recording.

I'm glad to say that mailing Deeds is now in place (no longer temporary), but remember... please be sure that if you mail in your Deeds, they need to be **recordable**. Please be sure to secure the proper approval stamps, have the correct payments and document coversheets so that you are sending 'valid deeds' which can be recorded (not rejected) when they arrive to the Recorder office. These adjustments to our operations help keep property sales humming, land records current and real estate commerce moving in Lake County.



Happy Spring To All! With all the wonder that God has created 'HOPE Springs Eternal'! May your entire year be filled with Easter Blessings!

- Becky Lynch



RECORDER DASH BOARD

4/8/2021 8:00AM

| DEEDS | MORTGAGES | Public Records |
|-------|-----------|----------------|
| 1857 | 2671 | 831 |

Standard Recording Guidelines Ohio Revised Code §317.114

- Computer font size of at least 10 point
- Minimum paper size – 8 ½ by 11 inches
- Maximum paper size – 8 ½ by 14 inches
- Black or Blue ink ONLY
- No use of highlighting
- Margins of 1 inch on each side and bottom of each page
- 3 inch margin on the top of the first page
- 1 ½ margin on the top of each of the remaining pages

The goal is document standardization. Recorder accepts any document even if it does not conform to these new guidelines. A charge of \$20.00 fee in addition to standard fees will apply. This law does **not** apply to any documents from any court or taxing authority, Plats, DD214's, any state or federal document, any documents executed before July 1, 2009



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