

Department Education – Recorder's Office

Huddle

May 14th, 2019

Recorders Association Educational Video:

- 115 Recorders in the state of Missouri
- In 1812 land records began being retained differently
- Most Recorders in the state are elected, some are appointed, and some are combined with the circuit clerk
- Handles legal documents, mortgages, liens, releases, plats, military discharges, marriage licenses, etc.
- Researched to determine title of change
- Play a major role in real estate history
- Provide a certainty of ownership
- Official source of real property chain of title
- Most documents they handle are public records
 - Except documents protected by court order or lawful protection
 - Ex: military discharges
- All documents are digitized now. In the past they were microfilmed or in paper-bound books
- Electronic recording increase the efficiency of the Recorder of Deed's office
 - Faster closing times for buyers and sellers

Recorder – Cheryl Dawson-Spauling:

- Number of marriage licenses has been increasing since 2015
 - Economy doesn't affect the number of those
- After 2001, anyone changing their name has to have a certified copy of their marriage license
- There has been a recent decrease in liens
- Copies are a revenue source for her department
 - \$1/page
 - \$5/plot or survey
 - 9 companies subscribe which brings in about \$350/month
- The distribution of recording fees is divided into 8 different entities
 - Child's Trust Fund
 - State User Fee
 - Missouri Housing Trust
 - CERF
 - General Revenue
 - Keeps the largest portion
 - Domestic Violence Fund
 - Recorder's User Fee
 - Funding to maintain and preserve records
 - Statutory County Recorder's Fund
 - Went into effect in 2001



- Provides funding for Counties that want to separate the Recorder of Deeds from the Circuit Clerk
- Fees Collected from Real Estate Recordings
 - Missouri Housing
 - CERF
 - State (Land Survey)
 - Statutory Recorder
 - Recorder – keeps \$3.25 in house
 - Not the same for every county
 - How she funds her office (except for salaries)
 - General Revenue gets the remainder
- Tax Liens terminations are down
- Interesting Facts:
 - 2003 was the largest recording year
 - There were 29,000 deeds of trust
 - 75% of documents come in electronically
- Q & A:
 - When getting a marriage license, citizens still have to swear they are not related before they get married
 - 2nd cousins can get married
 - She has a staff of 7
 - The data processing department process:
 - Index documents
 - Cross-index documents
 - Run reports
 - Scan documents
 - Sent documents to microfilm
 - Mail out documents
 - Her office has less than a 1 week turnaround for all documents, with all being recorded with 24 hours
 - Many citizens don't understand the fee's associated with documents her office handles
 - They are required to microfilm all documents
 - All microfilm has to be digitized
 - They digitize everything now
 - All Recorders are required to pay the same amount into CERF
 - The ones collecting collect the same amount
 - All Recorders get audited by CERF
 - All recorders except in 1st class counties that have a charter gov. and any city not within a County will collect for CERF. So there are a couple that do not
 - 14 Recorders in the state that are still out of/combined with the Circuit Clerk
 - Fees are statutorily dictated to her
 - Everything except salary is paid through her fees
 - Standardized formatting
 - Before 2002, documents could come in in any size paper, font, format, etc. and they had to search through the document to find what to index
 - After the Standardized Formatting of documents in 2002, all documents have to be one-sided, letter size and the information to index must be either on the first page or the first page must detail exactly where to find it

- No attachments any more