

House Research Act Summary

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TOPIC: Real estate; technical changes to filings and recording laws

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This act was prepared by the Minnesota County Recorders Association's legislative committee, along with the Minnesota Real Estate Services Association and the Minnesota Land Title Association, to update the statutes that relate to real estate filing and recording to more accurately reflect the process that takes place at present.

Most of the act clarifies that documents are recorded and not filed with the County Recorder or Registrar of Titles. It also makes clear in a few sections that plats are filed.

Section 66 updates the requirements for county support of the office to include technology.

Sections 73 and 74 establish requirements for the content of grantor/grantee indexes regardless of the format maintained.

Section 75 requires a tract index be maintained and allows for use of electronic media.

Section 78 allows for manual or electronic means of maintaining a grantor/grantee index.

Sections 80, 81, and 83 allow for the use of electronic media in record keeping methods.

Section 88 allows actions relating to abstracts of titles to be done in a "reasonable time" rather than the currently specified 10 days.

Section 120 provides that a document to be recorded must be legible.

Sections 121, 122, 123, 136, and 152 provide technical clarifications related to Torrens property.

Section 153 repeals obsolete language.