

# MAINE STATE LEGISLATURE

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L.D. 358

Date: 5/30/25

(Filing No. S-192)

STATE AND LOCAL GOVERNMENT

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STATE OF MAINE

SENATE

132ND LEGISLATURE

FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to S.P. 144, L.D. 358, "An Act to Increase Fees Paid to Registers of Deeds"

Amend the bill by inserting before section 1 the following:

'Sec. 1. 33 MRSA §604, 3rd ¶, as enacted by PL 1979, c. 710, §1, is amended to read:

Registers shall ~~photocopy each warranty or quitclaim deed~~ send an electronic or paper copy of transfers received and send the copy to the assessors of the appropriate municipality in the format requested by the assessors within 30 days of recordation. ~~They Registers may charge a reasonable fee for such service~~ a paper copy provided pursuant to this paragraph.

Amend the bill by striking out all of section 1 and inserting the following:

'Sec. 1. 33 MRSA §751, sub-§1, as amended by PL 2013, c. 370, §1, is further amended to read:

**1. Instruments generally.** Receiving, recording and indexing any instrument that may be recorded and for which a specific fee is not set forth in this section or in any other section, ~~the sum of \$19 for the first record page and \$2 for each additional record page or portion of an additional record page.~~ In addition, if more than 4 names are to be indexed, a fee of \$1 must be paid for each additional name, counting all grantors and grantees; a flat fee charged as follows:

A. Twenty-five dollars per instrument recorded at the request of the State or a municipality; and

B. Thirty-five dollars per instrument recorded at the request of all other persons.'

Amend the bill by striking out all of section 5 and inserting the following:

'Sec. 5. 33 MRSA §751, sub-§14-D, as enacted by PL 2013, c. 370, §4, is amended to read:

**14-D.** Downloads of 1,000 or more consecutive electronic images ~~or electronic abstracts~~ from a county registry of deeds. Acquiring downloads of 1,000 or more

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1 consecutive electronic images ~~or electronic abstracts~~ from a county registry of deeds that  
2 is equipped to and voluntarily agrees to provide downloads of 1,000 or more consecutive  
3 electronic images or electronic abstracts pursuant to a written agreement with the person  
4 requesting the downloads, 5¢ 25¢ per image or electronic abstract;

5 Amend the bill by striking out all of section 6 and inserting the following:  
6 'Sec. 6. 33 MRSA §751, sub-§14-E, as enacted by PL 2013, c. 370, §5, is amended  
7 to read:

8 14-E. Electronic images, or printed images or electronic abstracts from a county  
9 registry of deeds website. Acquiring electronic images, or printed images or electronic  
10 abstracts from a county registry of deeds website as follows:

11 A. No charge for the first 500 400 electronic images or electronic abstracts, or a  
12 combination of the first 500 images and electronic abstracts, acquired by a person in a  
13 calendar year; and

14 B. Fifty cents per electronic image or electronic abstract for each subsequent image or  
15 electronic abstract after 500 400 electronic images acquired under paragraph A in the  
16 same calendar year, except that a municipality may not be charged a fee under this  
17 paragraph for acquisition of any number of electronic images from a county registry of  
18 deeds website; and

19 C. One dollar per printed image acquired, not including any applicable postage rates  
20 set by the county; and'

21 Amend the bill by striking out all of section 8 and inserting the following:  
22 'Sec. 8. 33 MRSA §753, sub-§1, as enacted by PL 2013, c. 370, §6, is repealed.'

23 Amend the bill by relettering or renumbering any nonconsecutive Part letter or section  
24 number to read consecutively.

SUMMARY

26 This amendment requires county registers of deeds to send an electronic or paper copy  
27 of transfers received to the assessors of the appropriate municipality in the format requested  
28 by the assessors within 30 days of recordation instead of requiring county registers of deeds  
29 to send a photocopy of each warranty or quitclaim deed received as provided under current  
30 law. The amendment also clarifies that county registers of deeds may charge a reasonable  
31 fee for a paper copy provided.

32 The amendment also establishes a flat fee for receiving, recording and indexing any  
33 instrument that may be recorded and for which a specific fee is not set forth in current law.  
34 These fees are \$25 per instrument recorded at the request of the State or a municipality and  
35 \$35 per instrument recorded at the request of all other persons.

36 The amendment removes the reference to electronic abstracts and changes from 5¢ to  
37 25¢ per image the cost for acquiring downloads of 1,000 or more consecutive electronic  
38 images from a county registry of deeds that is equipped to and voluntarily agrees to provide  
39 downloads of 1,000 or more consecutive electronic images pursuant to a written agreement  
40 with the person requesting the downloads. The amendment also removes from the bill the  
41 prohibition that a person acquiring downloads of 1,000 or more consecutive electronic  
42 images from a county registry of deeds may not sell such images to another person.

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1           The amendment also changes the number of electronic images or printed images a  
2 person can acquire in a calendar year for no charge from the first 100 electronic images or  
3 printed images, as in the bill, to the first 400 electronic images. The amendment provides  
4 that the charge of 50¢ per subsequent electronic image after 400 images acquired in the  
5 same calendar year does not apply to municipalities. The amendment also introduces a  
6 \$1.00 charge per printed image, not including any applicable postage rates set by the  
7 county.

8           The amendment removes from the bill the provision that makes the annual report  
9 optional from the registry of deeds for each county to the joint standing committee of the  
10 Legislature having jurisdiction over state and local government matters regarding  
11 surcharge funds.

12           The amendment also repeals the definition of "electronic abstract."

**COMMITTEE AMENDMENT**