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## TitleTRACK

# E-recording enhances processing of land records

Technological advancements have changed the way county clerk's offices store and index land record documents. Gone are the days of dusty books and old film rolls — technology has automated and streamlined land record management, and the latest advancement comes in the form of electronic document recording.

E-recording is the process of submitting and receiving land record documents for recording electronically over the Internet, rather than submitting the original documents in person or by mail to the county clerk's office directly for recording.

In a recent article appearing in PR Web dated Aug. 7, entitled "New York Expands E-Recording in Cayuga and Franklin Counties," Cayuga County Clerk Sue Dwyer is quoted as saying: "We will no longer spend time and money mailing back the documents, which will result in a significantly reduced turnaround time." Franklin County Clerk Kip Cassavaw was also quoted as saying: "This is a benefit to our customers because of the convenience of being able to do this from afar."

In most counties across New York, you are required to submit original documents to the county by mail, courier service, or travel to the county office to record the documents in person. You would then wait days or weeks for the documents to be recorded and mailed back. With electronic recording, documents are scanned, electronically submitted over the Internet, received and verified by the clerk, recorded and returned — usually within minutes.

Dwyer is further quoted as saying: "While our customers will always have a choice of coming into our office or mailing documents to us, now they have a third option — e-recording. As more and more customers choose e-recording, my office will be

saving on paper, postage, storage space and time. Another advantage of e-recording is that we are guaranteed payment, so there is no issue of bounced checks."

In certain counties, recording documents in person will be limited or discouraged. In Nassau County, it is believed that recordings will be "by appointment only," and the number of appointments and the number of transactions you are allowed in a given day will be limited. The aim is to encourage electronic recording as an alternative, due to the cost savings realized by the county in staff reductions, and indirect costs such as postage and mailing supplies.

Tom Cali, vice president of WebTitle Agency in Brighton, believes electronic document recording in New York is long overdue. "We have invested a great deal of time and money in technology advancements and automation of our processes ... our ability to submit documents electronically to the various county clerk offices on behalf of our valuable clients, will be a huge benefit. The streamlined process allows for quick timeframes, easy correction of rejected documents ... and you no longer have to wait weeks for the return of your original documents in the mail."

Cayuga, Erie, Franklin, Livingston, Nassau, Oneida, Rockland, Saratoga, Washington and Westchester counties currently offer an electronic document recording option, and the Automated City Register Information System (ACRIS) for Manhattan, Queens, Bronx and Brooklyn will be launching in the coming months.

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