



PENNSYLVANIA
LAND TITLE
ASSOCIATION

Your Source for Title News in PA!

PLTA eNews

October 2014

Common Ground

Welcome New Members!

James Curran
Skyline Abstract, Inc.

Jenna DiFrancesco
Burns White, LLC

Joseph Falcone

Eric Frey
Liberty Bell Abstract, LLC

Britan Harrison
Meridian Title Agency, LLC

Zachary Jennings
Jennings & Jennings, LLC

Joyce Koo

Jodi Matthews
Home Team Closing Services

Linda Neff
Happy Valley Settlement Services, Inc.

Tammy Yonkin
Realty Abstract Services, Inc.

2015 Membership Renewals

Your 2015 Membership renewals will be sent out this Fall. Keep an eye on the mail or your email. Renewals are due by January 31, 2015. If you are interested in joining the Membership Committee, please contact Committee Chairperson [Jim Pullman](#) or PLTA Executive Director [Robin Kelsh](#).

Legislative & Judicial Committee Update

Time to catch up as the legislature heads into the final days of this legislative session, and figure out the next dragons to slay...As of August 8, all counties have added a total of \$12 to the recording fees pursuant to Acts 126 and 113. Additionally, September 7 was the effective date of Act 117, also known as the Kessler fix, concerning mechanics liens. Our Legislative & Judicial Committee is to be commended for their dedication to drafting the legislation which now allows for a broader range of permissible uses of the construction mortgage proceeds without endangering the statutory protection of the mortgage. The L&J Committee is a huge asset of the PLTA and a great benefit of membership. If you have a concern or are interested in joining this Committee, please contact Committee Chairperson [Laura Fox](#) or PLTA Executive Director [Robin Kelsh](#).

Upcoming PLTI Seminars

[Commonwealth/Chicago/Fidelity National Title Insurance Seminar](#)

October 9, 2014
The Circuit Center and Ballroom
Pittsburgh, PA

[Old Republic Title Fall Agent Seminar](#)

October 23, 2014
Radisson Hotel Harrisburg
Camp Hill, PA

Upcoming Events

[PLTA Lehigh Valley Chapter Breakfast Meeting](#)

October 7, 2014
Denny's Restaurant
Allentown, PA

[2014 Agents & Abstractors Forum & Business Development Day](#)

November 11, 2014
Stockton Seaview Hotel & Golf Club
Galloway, NJ

Title Issues & Records Committee

The Title Issues and Records Committee responds to issues relating to the practices of Recorders of Deeds, Prothonotaries and similar offices affecting title searches, recordings and filings, and recommends actions to PLTA for matters affecting the Pennsylvania title industry. Newly appointed Chairperson Lisa McEntee hopes to boost awareness of Committee actions and goals and increase Committee membership. Over the last year, the Committee has focused on various issues in certain counties, including, but not limited to, Montgomery and Delaware. The Committee was instrumental in laying out concerns with indexing issues in Delaware County resulting from a new system implemented by the Office of Judicial Support, and members have reported an overall improvement. Similarly, select Committee members met with Montgomery County Recorder of Deeds Nancy Becker in April to discuss recording rejections, excessive rejection fees and recording delays. Becker was receptive to PLTA's concerns, and the Committee will continue to monitor the office's progress. The Committee relies heavily on PLTA members keeping it informed of issues in these and all Pennsylvania counties. If you have a concern or are interested in joining this Committee, please contact Committee Chairperson [Lisa McEntee](#) or PLTA Executive Director [Robin Kelsh](#).

Pennsylvania's Powers of Attorney Law Changes

Act 95, signed into law on July 2nd, enacted broad changes to Pennsylvania's Powers of Attorney law (20 Pa.C.S.A. §§ 5601-12). In an effort to prevent misuse of Powers of Attorney ("POAs"), after January 1st 2015, all POAs must be notarized and witnessed by two individuals (not including the notary). Further, the forms of Notice to Principal and Agent Acknowledgement, which must be attached to the front of POAs, have been revised. Act 95 also requires specific, rather than general, grants of authority. For example, a POA must explicitly authorize certain Agent actions such as the making of gifts. As an effective reversal of *Vine v. Commonwealth State Employees' Retirement Board* [9 A.3d 1150 (Pa.

Mid-Year Meeting
January 15, 2015
The Crowne Plaza
King of Prussia, PA

PLTA/PLTI Staff Can Help!

Questions about your
membership?
Looking for courses?
Interested in joining a committee?

Give us a call! 610-265-5980

[Robin Kelsh](#) - Executive Director
[Kim Kostusiak](#) - Administrator
[Diane Laskowski](#) - Administrator

2010)], broad protection is now afforded to third parties who, in good faith, rely on a POA as if it were valid, and trust that an Agent's actions fall within the scope of his authority. A third party presented with a POA can request and rely upon an affidavit attesting to any factual matters regarding the Principal, Agent, or POA, including the POA's validity and Agent's proper exercise of authority. These third party protections took effect as of July 3rd 2014, with immunities in some circumstances effective retroactively. To review the full law including amendments [click here](#).

PLTA In The News

PLTA's Leonard A. Shatz, Esq., CLTP was quoted in the August 2014 edition of *The Title Report*, published by October Research, LLC on page 14 of the report in "eRecording not a cure-all." Check out the [PLTA News page](#) for more information and a link to download the free report.

**Pennsylvania Land Title Association 2014-2015
Officers**

PLTA President - Kris Burns
PLTA Vice President - John Croke, CLTP
PLTA Treasurer - Brian Zulli, Esq.
PLTA Secretary - Frank McGovern, CLTP
PLTA Immediate Past President - Francine D'Elia Wirsching, CLTP

Central Chapter - Lisa Peters, CLTP
Lehigh Valley Chapter - Kathie Vresics
Northeastern Chapter - Barb Mikielski
South Central Chapter - Stacey Trimmer
South Eastern Chapter - Steve Gratman
Western Chapter - Deb Chipman

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