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# PLTA Common Ground eNews

## Your Source for Title News in PA!

***The PLTA officers and staff hope you had a safe & happy 4th of July. Many thanks to our military for their service!!***

### News You Can Use

#### [PLTA holds annual convention](#)

**June 18, 2018 /*The Title Report***

Read about the officers installation at the PLTA 97th annual convention in Gettysburg.

#### [Who Would Have Thought?](#)

**July 2, 2018 / *Pittsburgh Post-Gazette***

In neighborhood once plagued by crime, poverty, homeowners are fielding lots of offers.

#### [This could be the answer to getting those final water bills quicker!](#)

**July 2, 2018 | *Pittsburgh Post-Gazette***

Pennsylvania American eyes PWSA for acquisition, pitches consolidation

#### [Pittsburgh Occupancy Certificates Available](#)

***City of Pittsburgh website***

Certificates of Occupancy are documents that certify that a building or structure or portion thereof conforms with the applicable Zoning Code and Building Codes enforced at the time the Certificate was issued.

### In Memoriam

It is with great sadness that we inform you of the sudden passing of PLTA Member Victor Lisotto from Fidelity National Title Group and previously with Signature Information Solutions (now Charles Jones LLC). Vic was an active member of the Western Chapter and always willing to lend a helping hand with a warm smile. Vic is survived by his beloved wife of 20 years, Linda Moffett Lisotto and son Dylan C. Lisotto. Vic was a graduate of Clarion University. He was an avid bicyclist who loved the outdoors and his dogs. Family will welcome friends Thursday 2-4 & 6-8 p.m. at Schellhaas & Sons Funeral Home in Sewickley, PA. Mass of Christian Burial will be held Friday at 10 a.m. in Sts. John & Paul Catholic Church in Sewickley. View the obituary online at [Schellhaas & Sons website](#). Our condolences and deepest sympathies go out to the Lisotto family.

### Title Issues & Records Committee Update

#### *Efforts to Address Inheritance Tax Liens in Mortgage Foreclosures*

As previously reported, the Department of Revenue has taken new positions with respect Inheritance Tax liens. [A copy of the letter outlining those positions is attached](#). One of these positions is that a mortgage foreclosure against a deceased person does not necessarily divest the inheritance tax lien even where the Department of Revenue has received notice of the sale.

It is the Committee's understanding that law firms representing foreclosing lenders are taking steps to address the Department of Revenue's position. Some are requesting that the Department of Revenue release the liens. [A copy of the Department's instructions on how to request a release is attached](#). The law firm of Stern & Eisenberg filed a petition within a foreclosure action in Westmoreland County to have the court declare that the lien would be divested by the sale. The Department of Revenue did not oppose this motion and the court entered the [attached order](#). While these are the methods the Committee is seeing being used, agents should consult with their underwriters regarding the effectiveness of these methods and how to address potential inheritance tax liens in transactions where they arise.

The Committee continues its work with analyzing how to address the other positions taken by the Department of Revenue and will continue to report as information becomes available.

#### *Philadelphia Water Payoffs*

The Committee continues to regularly meet with the City of Philadelphia to discuss issues that arise in the closing of transactions involving properties in the City. We previously reported that the City has instituted a new method for requesting water payoffs. We have since met with the City to discuss issues with the new method and will circulate a tip sheet for obtaining the payoffs.

If you notice any trends showing a difficulty obtaining the water payoffs or any other information needed from the City, please report those to Carrie Mann [cmann@oldrepublictitle.com](mailto:cmann@oldrepublictitle.com) so that we may determine how the Committee can help resolve the issues.

#### *Storm Water Authorities*

Municipalities across the Commonwealth are creating Storm Water Authorities with the power to assess fees to property owners for storm water. As an example, the Committee has recently been made aware the City of Chester has passed an ordinance creating the Authority and that Authority is assessing properties for storm water fees. Agents should be aware that properties may be subject to these ordinances and fees and should consult with their underwriters on how they should be addressed.

### **PA Online Notary Ad Hoc Committee Update**

[SB 595](#) passed unanimously in the Pennsylvania Senate on June 22, 2018. It will now move on to the Pennsylvania House. The proposed effective date of the legislation is January 1, 2020. If and when the bill passes and is signed by the Governor, PLTA will work directly with the Department of State to draft regulations surrounding the legislation that will protect and guide Pennsylvania title companies, notaries and consumers. We will keep you posted throughout the process, and provide educational opportunities on this topic. Please direct questions to Committee Chair Lisa McEntee, Esq., CLTP [lmcentee@firstam.com](mailto:lmcentee@firstam.com), PLTA Executive Director Robin Kelsh [rkelsh@plta.org](mailto:rkelsh@plta.org) or your individual underwriter.

### **PA Predictable Recording Ad Hoc Committee Update**

On May 17th, after giving other stakeholders time to review, PLTA presented its draft predictable recording fee legislation to Representative Kate Harper and the Local Government Commission (LGC) in Harrisburg. On May 25th, Committee Chair Todd Rowe, Esq., members of Pennsylvania Recorders Of Deeds Association (PRODA) and members of County Commissioners Association of Pennsylvania (CCAP) attended a conference call with members of the LGC to field their questions. On June 5th, PLTA received the LGC's first draft bill. PLTA responded with comments to this draft on June 21st.

It is this Committee's goal to at least have legislation introduced in the House by the end of this legislative session, although it is unlikely that any such legislation will pass until next year's session. We continue to work hard toward our goal of a more predictable recording fee structure in PA. If you have any questions, comments or concerns, please email Committee Chair Todd Rowe [todd.rowe@fnf.com](mailto:todd.rowe@fnf.com) or Executive Director Robin Kelsh at [rkelsh@plta.org](mailto:rkelsh@plta.org).

### **PLTA 97th Annual Convention**

Another momentous PLTA convention is in the books due to the efforts of an outstanding Convention Committee and PLTA staff. Members and guests took in all the educational, social, historic and recreational offerings which our stay in Gettysburg offered. Thank you to all attendees and a special thanks to all our sponsors, notably our premier sponsor, Charles Jones. Media Releases were sent to industry and PA new outlets:

[PLTA Media Release - PLTA 2018-2019 Board induction and awards at the 97th Annual Convention!](#)

The Annual Convention was held in Gettysburg, PA, where new officers were introduced and special awards were presented to those who have made outstanding contributions to the title industry in PA.



## PLTA Media Release - PLTA 97th Annual Convention Award Recipients

Check out who received awards at this years annual convention held in Gettysburg, PA.



Also, 8 Professional Designation Certificates & 2 Honorary Membership awards were presented as well.



We hope to see you at the PLTA 98th Annual Convention in Hershey, PA from June 2 - 4, 2019!

The room block is open! <https://book.passkey.com/event/15929208/owner/12055/home>

Please make your reservation prior to Thursday, May 2, 2019. After that date, room prices may increase and/or rooms may not be available. If you need assistance when registering on-line for your room reservation, please call The Hotel Hershey Reservation Office at (855) 729-3108. "PA Land Title Assn" Group Rate is \$209.00 per room/per night plus 11% taxes.

### **Education Committee Update**

The Education Committee is putting together the schedule of fall courses. Keep an eye out for upcoming seminars! Due to over whelming demand, *All Things Philly* on July 19, 2018 has been moved to the Crowne Plaza Valley Forge. Space is limited! Registration and breakfast will start at 9:00 am. Breakfast is sponsored by [Fox Rothschild LLP](#). [Sponsorships are available for this event!](#)

### **Western Pennsylvania Chapter Update**

The summer Continuing Education event we were looking to have at Seven Springs in August turned out to be impractical and has not been scheduled. Enjoy the summer and we hope to see our Western Pennsylvania members at the underwriter agent seminars being held in the fall.

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### **Digging In The Dirt - A Railroad Runs Through It!**

Pennsylvania has a rich and varied history of having its land used for supporting the railroads that helped shape our country and its economy. If you have a free weekend this summer, plan a trip to the Altoona Railroaders Memorial Museum and watch at least one of the regularly scheduled trains navigate the wondrous Horseshoe Curve ([or just check out their website!](#)).

Anyway, many of you may have reviewed title searches or surveys noting a railroad right of way, easement, mention of a possible reverter of title back to the railroad, or "rails to trails" involvement. These notations must not be ignored and should set off whistles alerting us to further investigate any railroad interests chugging through residential or commercial property. This recent article sure gave me title-goosebumps!

[Residents Discover Railroad Owns Home and Land](#)

*June 25, 2018 / MSN*

Please send any issue, unusual, or interesting experience you would like to shovel out and share to Kimberly Reed, [info@plta.org](mailto:info@plta.org).

"Those who expect to reap the blessings of freedom, must, like men, undergo the fatigue of supporting it." ~Thomas Paine



### Welcome New Members

**Beth Anders**  
Stalwart Abstract, LLC  
*Individual Title Agent*

**Ann Henry**  
Home Abstract & Settlement Services  
*Title Agency: 0-2 Employees*

**Andrew Salvucci**  
Abstract One, LLC  
*Title Agency: 0-2 Employees*

**Michael Santanasto**  
Santanasto Abstract & Settlement Services  
*Title Agency: 0-2 Employees*

**Jessica Siergiej Davis**  
Commerce Abstract  
*Individual Title Agent*

### Upcoming PLTI Seminars

All Things Philly  
*July 19, 2018 - 9:00 AM*  
Crowne Plaza, King of Prussia, PA

For More PLTI Seminars visit our [PLTI Calendar](#)  
To take online courses visit: [www.pltionline.org](http://www.pltionline.org)

### PLTA Upcoming Events

**PLTA 98th Annual Convention**  
*June 2 - 4, 2019*  
The Hotel Hershey  
Hershey, PA

**Did You Know**...Everyone should have their own profile in our database. If you are receiving this, you have a profile in our system. Each person's profile has their own username and password. Always, make sure when you are registering for a seminar or purchasing an online course you are logging into your own profile.

If you are logged into someone else's profile when you register for a seminar, it causes confusion at seminar time with incorrect nametags, transactions and attendance records in your profiles. If you are not properly signed into your own profile when purchasing an online course, when you go to take the exam it will have a different person's name on it than yours. If this happens, and you are the one who is requesting the credits, we will be unable to file the credits without you or the other person retaking the exam once they have been enrolled.

If you don't know your login information, you can call the office or email us at [info@plta.org](mailto:info@plta.org).

- If you'd like to have additional employees at your company receive informative emails from PLTA, email [info@plta.org](mailto:info@plta.org) and provide us their name and contact information, including email address.
- If you'd like to renew your PLTA membership or join PLTA, [click here](#) or call 610-265-5980
- Got News for News You Can Use? Send it to the PLTA Communications Committee at [info@plta.org](mailto:info@plta.org).

### Pennsylvania Land Title Association 2018-2019 Officers

PLTA President - Danielle L. Chamberlain, CLTP  
PLTA Vice President - Chuck Nowicki, CLTP, NTP  
PLTA Treasurer - Lisa McEntee, Esq. CLTP  
PLTA Secretary - Todd Rowe, Esq.  
PLTA Immediate Past President - Frank McGovern Esq. CLTP

Central Chapter - Lisa Peters, CLTP  
Lehigh Valley Chapter - Freddy Vasta, Jr.  
Northeastern Chapter - Barb Mikielski, CLTP  
South Central Chapter - Stacey Trimmer  
South Eastern Chapter - Diana T. Sabol, CLTP  
Western Chapter - Deb Chipman Reimer, CLTP

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**PLTI website:** [www.plti.org](http://www.plti.org)

**PLTA Committees**

Interested in joining a committee?  
Visit [www.plta.org](http://www.plta.org) to learn more.

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