



May 2019

Your Source for Education!



New eBook for Title Agent Licensing!



PLTA Common Ground eNews

Your Source for Title News in PA!

The PLTA offices will be closed on Monday, May 27, 2019 in observance of Memorial Day! Have a safe & happy holiday from PLTA! Thank you to those who have served!

PLTA's 98th Annual Convention Is Just a Month Away!

Join us for the PLTA Annual Convention, *Solving the Mysteries of Title*, at the Hotel Hershey from June 2 through June 4. This year's convention should be one of the most exciting with an agenda filled with mysteries and surprises. **Mentalist Oz Pearlman**, will be making an encore appearance at the PLTA convention to help solve the *Mysteries of Title*. Oz's unique blend of mind reading and mentalism create an interactive experience as he mingles with guests and redefines the very nature of a magic show...one that truly needs to be seen to be believed. Education presentations will excite and inform you including: *Are You at Risk? Bad Things Can Happen to Good People...*, presented by **Todd Sexton**, MBA, Chief Executive Officer at Identillect Technologies; *ALTA's Strategic Priorities to Advance the Industry*, presented by **Maureen Pfaff**, WTP, NTP, President and CEO of Olympic Peninsula Title Company & ALTA's Board of Governors; *eClosings: A Breakdown of the What, Where & How*, presented by **Leslie Wyatt**, Director of Regulatory Compliance from SoftPro and our **Education Committee's Panel Discussion: Unsolved Mysteries of the Underwriters**. The full [convention packet](#) is available on the PLTA website. The annual PLTA convention provides the opportunity to join your colleagues, industry leaders and vendors to stay current with title issues, your role in the changing marketplace and advances in technology. The hotel block has sold out, however there are several area hotels that have space. Links are available on the [PLTA Convention page](#) on our website. **Register online to attend!** Special thanks to our Case Solved Premier Sponsor: [Charles Jones, LLC!](#) Are you a **PLTA Promoter**? Check out the *Did You Know?* below to see how.

News You Can Use

[Vast Majority Think 2019 First Quarter is Good Time to Buy Home, says Realtor® Survey](#)

March 20, 2019 / National Association of Realtors

New findings from a National Association of Realtors® survey show that more Americans believe that now is a good time to purchase a home.

[Report: Homes Became Less Affordable in Q1 2019](#)

April 1, 2019 / Realtor Magazine

Median home prices in the first quarter of 2019 were not affordable to people making the average wage in 71 percent of U.S. counties, according to ATTOM Data Solutions' Q1 2019 U.S. Home Affordability Report.

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Kraninger Outlines CFPB Roadmap, Success Factors

April 19, 2019 / Pymnts.com

In a series of statements and interviews, Kathy Kraninger, the new director (as of December of 2018) of the Consumer Financial Protection Bureau, has laid out a number of strategic priorities and processes for the bureau.

Pending home sales jumped 3.8% in March, thanks to a big dip in mortgage rates

April 30, 2019 / CNBC

Pending home sales jumped 3.8% in March, thanks to a big dip in mortgage rates.

The Best Cities for First-Time Homebuyers in 2019 (Note: Pittsburgh is #10 and Philadelphia #24)

May 1, 2019 / Yahoo Finance!

Buying a home requires just as much care as any other significant investment. If being a first-time homebuyer is a part of your American dream, it's important to choose a home that fits your budget based on your savings at the same time that it meets your other lifestyle needs.

Predictable Recording Fee Ad Hoc Committee

As we previously advised, Rep. Kate Harper introduced HB2680 on October 1, 2018, but it was not considered last Session because it was an election year. Speaking of elections, Rep. Harper lost re-election, and we are therefore working to secure a new sponsor to further our cause. Toward that end, members of the Committee met with Rep. Marcy Toepel on January 28, 2019 to discuss this initiative. The meeting was productive, and we feel confident that Rep. Toepel and her staff will introduce a revised bill this Session. We will continue to keep you informed of any developments. If you have any questions, comments or concerns, please email Committee Chair Todd Rowe, Esq. at todd.rowe@fnf.com or Executive Director Robin Kelsh at rkelsh@plta.org.

Title Issues & Records Committee Update

The Title Issues & Records Committee continues to monitor issues raised by members concerning standards and practices of the Recorders of Deeds, Prothonotaries and similar offices that affect real estate title searching, recording and filing throughout the Commonwealth. Please contact the Committee Chair, Carrie Mann at cmann@oldrepublictitle.com if you encounter an issue you think we can address.

Update on Delaware County Recording

In response to member concerns, the Committee contacted the Delaware County Recorder of Deeds office to clarify whether the Recorder will accept documents hand delivered to the office. The office confirmed that it will continue to accept hand-delivered documents but will not give priority to hand delivered documents by processing them prior to those documents that were mailed to the office. Consistent with PA law, the office advised that all documents will be time stamped and put in order of receipt, regardless of how they were delivered to the office. This means that recording receipts will not be given automatically when a document is delivered. Rather, it will be sent when the document is returned after being recorded and indexed. The office will time stamp a copy of a document as evidence that the document was delivered. The Committee will continue to monitor recording delays in the County.

Deadline for Submission of Evidence of Closing to PGW

PGW will only honor payoffs stating that \$0 is due on liens as a result of the Augustin appeal if evidence of closing is submitted prior to May 31, 2019. PGW has emphasized that **no lien will be vacated as stated in its payoff forms until the proof of closing required by the payoff form is submitted**. Such proof can be in the form of a notarized statement from the title insurer, recorded deed, recorded mortgage, fully executed Closing Disclosure, or fully executed ALTA Settlement Statement.

Philadelphia Tax Website

It appears that the Philadelphia Department of Revenue has removed the option to view the tax history on the old website. If you should have any difficulty obtaining information from the new website, please let the Committee Chair know.

Thank You to Manny Chryssos

As you may know, Manny Chryssos filled in as Committee Chair while Carrie Mann was away on maternity leave. The Committee would like to thank Manny for his diligent leadership of the Committee during that time.

Northeastern Pennsylvania Chapter Update

The NE Chapter is proud to present to our members a Simulcast Seminar at Marywood University in Scranton, PA on Bankruptcy Basics. This 2 CE/CLE Credit Seminar will take place on Tuesday, May 21 from 9:30-11:30 am. Breakfast and Lunch provided and sponsored by Stewart Title.

Western Pennsylvania Chapter Update

On May 8th, we will be having our WPA PLTA lunch at 131 East in Carnegie, beginning at 12:00 noon. It is an excellent restaurant, we have a section upstairs booked for our meeting, and would like to let them know some expected numbers for lunch. Please contact Kimberly Prete at kimberly.prete@stewart.com if you will be attending. Since our Painting with a Twist event was so well attended in February, we are considering an event at LumberJaxes Axe Throwing in Millvale, across from Grist House Brewery. Any suggestions for get-togethers or CE classes are always welcome!

Digging In The Dirt - Spring Cleaning & Chocolate Dreaming!

Thinking recently that as the days grow longer, traditionally these months become a good time of year to clear out the fall and winter cobwebs and get rid of stuff we no longer use or recognize. We also find ourselves restoring those things we cherish that are meaningful, useful, and that we just plain like or *need* to have around! The following articles combine interesting historical information and pictures along with title issues we will recognize. My experience has been that every real estate title is different and unique, telling the history of the land, what people did with it, how they used or abused it, and played tug-of-war with others about it. This story of the Marian Carll Farm struck me as fascinating....open a window, take a break from your Spring Cleaning, or title reading, and explore it, too:

[Step inside this abandoned old house untouched for 40 years](#)

April 15, 2019 / MSN

An enchanting time capsule, the Marion Carll Farmhouse on Long Island has lain empty for years due to a lack of funding and a legal battler over ownership rights that has only just been resolved.

Marion Carll Farm - Commack's History or Is It History?

July 5, 2012 / *Smithtown Matters*

In the end, the CCA's legal action proved not to be necessary.

Marion Carll Farm, Commack, Suffolk County THREATENED

Preservation Long Island

In September 2018, the Commack Union Free School District was awarded a \$7,260 Preserve New York grant from the Preservation League of New York State to hire Steward Preservation Services of Huntington to complete a Building Condition Report of the Marion Carll farmhouse and plan for its preservation.

And, soon we will convene at the Sweetest Place on Earth to explore Mysteries, and maybe some Histories, of Title at our Annual Convention ~ be sure to pack your walking shoes as there is much to explore in the area! If you are still pouting about the end of our Penguin or Flyer seasons, check out the [Hershey Bears hockey team](#).

Plus lots of interesting information about the town and the man who was the center of it all may be found before you go by visiting the [Hershey Park History](#) or the [Fun Facts about Hershey](#). Enjoy it all and come back with chocolate coated smiles, some CE credits, and gobs of good information.

Please send any issue, unusual, or interesting experience you would like to share to Kimberly Reed, info@plta.org.

*At one of the annual conventions of the American Society for Aesthetics, much confusion arose when the Society for Anesthetics met at the same time in the same hotel.
- Rudolf Arnheim*



Welcome New Members*

Jeffrey Bowe
Bowe & Odorizzi Law LLC
Individual Title Agent

Michael Moscony
Suburban Abstract Agency Inc.
Title Agency: 3-10 Employees

PLTA Upcoming Events

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

Upcoming PLTI Seminars:

Let Us Tell You How It Will Be - Realty Transfer Tax
Wednesday, May 15, 2019 - 9:30 AM to 11:30 AM
PLTI Office, King of Prussia, PA

**Subject to PLTA Executive Committee approval*

New Beginnings - Bankruptcy Basics

Tuesday, May 21, 2019 - 9:30 AM - 11:30 AM
PLTI Office, King of Prussia, PA
Simulcast: Marywood University, Scranton, PA

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

Did You Know? You can become a "**PLTA Promoter**"



As a PLTA Promoter I helped grow the attendance at the Annual Convention by inviting industry associates and partners to attend the conference and referring industry professionals to join as members of PLTA. You can too – by simply reaching out to your industry friends and invite them to the Annual Conference and inviting them to join PLTA. When they register, ask them to identify you as the referral...it's that easy! If you referred anyone to the Annual Convention please contact Kevin Jones at kjones@plta.org.

Here is the best part... You will be identified as a promoter at the conference and recognized during one of the sessions. Help make this year's event the largest in PLTA history and be a 2019 PLTA Promoter!

If you have questions about this feature or need assistance, please contact info@plta.org or call us at 610-265-5980.

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- If you'd like to have additional employees at your company receive informative emails from PLTA, email 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.
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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 - Brian Foley, CLTP

South Central Chapter - Stacey Trimmer

South Eastern Chapter - Diana T. Sabol, CLTP

Western Chapter - Deb Chipman Reimer, CLTP

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Connect with PLTA on Social
Media:



PLTA Committees

Interested in joining a
committee?

Visit www.plta.org to learn
more.

Education Committee Meeting
May 16, 2019 @ 10:00 AM

Convention Committee Meeting
May 22, 2019 @ 10:00 AM

PLTA Quick Links

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