

County real estate filings now available electronically

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HAMILTON - Butler County Recorder Dan Crank announced Thursday the launch of an electronic recording system - the first to be implemented in Ohio for storing real estate documents.

Crank made the announcement about the new enhanced service at the county commission meeting. "Butler County has kicked its recording up a notch with electronic recording," Crank said. "This service will take Butler County to new heights in the real estate recording industry by saving money and providing faster service to the community." Before, deeds, property liens and other related documents had to be hand-delivered or mailed to the recorder's office and signatures verified.

Using Kuvera's E-recording Solutions software, which was provided for free in this pilot program, the records can be electronically created and submitted in minutes. The recorder's office then uses ACS Gatekeeper, an open platform technology with flexibility to integrate documents from multiple submitters, to validate the documents before accepting them.

The office will be prepared by next week to collect electronic documents from senders with the proper software, Crank said.

After a year of working to get this technology used in Butler County, Crank and his staff conducted the first test Aug. 16 with the county Child Support Enforcement Agency, which currently has 2,100 liens on file with the recorder's office. CSEA submitted an enforcement lien for a child support debtor. Within minutes, CSEA was able to confirm that the lien was recorded, said Raymond Pater, deputy director of CSEA. "We are really excited about being in concert with the Butler County Recorder's Office," Pater said. "It's really going to expedite how we do business."

Commission President Charles Furmon praised the staff members for the "excellent job." "That's what keeps Butler County on top - us working together," he said.

The benefits are also expected to trickle down to everyday real estate buyers, Crank said. Title and mortgage companies that submit the documents will save on the cost of mail delivery, which is often overnight and certified. Those cost savings should pass on to the consumer in the form of lower closing costs for real estate purchases, Crank said.

Crank said he hopes the pilot project will be a catalyst for electronic recording in all of Ohio's counties. He said he has been working with the Ohio Recorder's Association and legislators to help get similar initiatives started in other counties, while ensuring that all state and county record requirements are met.