

FEE INCREASE EFFECTIVE NOVEMBER 30, 2017
Beginning at 4:00 PM

RECORDING FEES FOR DOCUMENTS RECORDED IN WYOMING COUNTY	
<ul style="list-style-type: none"> • Fees include up to four pages, four names. • Each name over four \$0.50 per name • Additional pages over four \$2.00 per page • Additional Marginal Notations over ONE are \$2.00 each. 	
BASE FEES	
Deed	\$ 63.75
Mortgage	\$ 63.75
Satisfaction of Mortgage, Power/Letter of Attorney to Satisfy	\$ 60.75
<ul style="list-style-type: none"> • Certified copies are \$5.00 for up to 8 pages and \$.50 per page after the 8 pages. 	
Assignment of Mortgage	\$ 58.75
Modification of Mortgage	\$ 18.50
Mortgage Amendment	\$ 18.50
Release of Mortgage	\$ 58.75
Subordination of Mortgage	\$ 18.50
Ag Easement/Ag Area	\$ 18.50
Adverse Possession	\$ 18.50
Affidavit	\$ 18.50
Act 319 Clean and Green	\$ 18.50
Agreement	\$ 18.50
Assignment	\$ 18.50
Assignment Rents & Leases	\$ 18.50
Assumption Agreement	\$ 18.50
Brand	\$ 18.50
Charter	\$ 18.50
Consent of Landowner	\$ 18.50
Court Order	\$ 18.50
Covenants and Restrictions	\$ 18.50
Declaration of Pooling and Unitization	\$ 18.50
Declaration of Taking or Trust	\$ 18.50
Decree/Award of Real Estate	\$ 58.75
Easement	\$ 58.75

Election to Take	\$ 18.50
Financial Statement	\$ 18.50
Financing Statement (UCC-1)	\$ 100.00
• Secured Transaction	
• Assignment or release	
• Continuation (UCC-2)	
• Termination (UCC-3)	
Highway Occupancy Permits	\$ 18.50
Installment Sales Agreement	\$ 58.75
Lease	\$ 18.50
Lease – 30 years	\$ 58.75
Lien Search(name change only)	plus \$1.00 each listing \$ 8.00
Misc	\$ 18.50
Mineral Rights Conveyance	\$ 58.75
Notice of Condemnation	\$ 18.50
Oil and Gas Lease	\$ 18.50
Oil and Gas Miscellaneous	\$ 18.50
Assignment of Oil and Gas Lease	\$ 18.50
Amendment of Oil and Gas Lease	\$ 18.50
Extension of Oil and Gas Lease	\$ 18.50
Release of Oil and Gas Lease	\$ 18.50
Surrender of Oil and Gas Lease	\$ 18.50
Ordinance	\$ 18.50
Option Agreement	\$ 18.50
Power of Attorney	\$ 18.50
Revocation of Power of Attorney	\$ 18.50
Public Utilities Filing Act 287 of 1974 (Underground Right of Way)	No charge
Redetermination Act 40	\$ 40.00
Release	\$ 18.50
Rollback Taxes	\$ 18.50
Right of Way	\$ 58.75
Sewer/Water Permit	\$ 18.50
Sewer Easement	\$ 58.75
Supplemental Indenture	\$ 58.75
Supplemental Mortgage	\$ 58.75
Timber Conveyance	\$ 18.50
Waiver	\$ 18.50
Veteran's Discharge	No charge
Notary Public (including bond & oath)	\$ 35.50
Notary Public Address Change/Name Change	\$ 18.50
Maps/Subdivision Maps	\$ 29.00
• We will not accept any maps larger than 24x36 inches. All subdivision maps must show proof of county and/or township or borough approval. All maps must be signed by owners and acknowledged. We will not accept poor copies.	

Highway Plan	\$ 15.00
• Additional pages	\$ 3.00

All instruments **MUST** be legible and be able to be scanned clearly to our system. Illegible documents will be rejected. Font size of 9 or larger is required on all documents. See Recording Requirements on our web page for further instructions: wycopa.org

All fees include the State Writ Tax, \$.50, and where applicable, Affordable Housing fee, Wyoming County Ordinance #5, \$5.00, Act No. 32 of 2002, \$5.00, and Act No. 122 of 2002, \$10.00, and Act No. 49 of 2009, \$13.50, and Acts 40 and 41 of 2017, \$4.75.

Realty Transfer Tax

A state tax of 1% of the consideration and a local tax of the same amount is due when recording.

All deeds shall set forth the true consideration or be accompanied by a “Statement of Value”. If an exemption is claimed, either full or partial, the deed must be accompanied by a “Statement of Value”. The “Statement of Value” shall be fully completed. Where the property is located in two or more taxing authorities, the person recording the deed shall indicate thereon the value of the property in each taxing authority for local realty transfer tax purposes.

All deeds, mortgages and assignments must have a Certificate of Residence completed and signed in order to record.

WHERE NO FEE IS SPECIFIED the fee shall be set by the Recorder of Deeds.

ALL FEES ARE PAYABLE IN ADVANCE

NOTICE

Self-addressed stamped envelopes are required for the return of documents and recording receipts.