

BOARD OF COMMISSIONERS
COUNTY OF WARREN
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE 2-2008

Uniform Parcel Identifier

An Ordinance to establish a uniform parcel identifier for documents recorded in the Recorder's Office of Warren County that involve a request for a subdivision or amalgamation or that would otherwise affect for future transfer, mortgage, release or other purpose any parcel or parcels already designated on a county tax map; the assignment of a uniform parcel identifier; and establishment of a registration fee for recording a document with a uniform parcel identifier.

WHEREAS, the Uniform Parcel Identifier Law, P. L. No. 1 adopted January 15, 1988, as amended 21 P.S. 331 et seq., authorizes counties to adopt the Uniform Parcel Identifier System upon the written recommendation of the Recorder of Deeds.

WHEREAS, the Recorder of Deeds of Warren County has recommended, in writing, that Warren County adopt a Uniform Parcel Identifier System.

NOW, THEREFORE, BE IT ORDAINED that:

1. This Ordinance shall be known as and may be cited at the Warren County Uniform Parcel Identifier Ordinance.

2. The Warren County Tax Assessment Office, (hereafter, the "Assessment Office") shall establish and administer a Uniform Parcel Identifier System for all parcels of real property with Warren County. The system shall be based upon the county tax maps and the system of numbers now used to identify parcels on the real estate tax assessment records of Warren County, but shall be modified as necessary to satisfy all requirements of the Uniform Parcel Identifier Law. The Assessment Office shall assign a unique "Uniform Parcel Identifier" to each parcel of land within Warren County. Each Uniform Parcel Identifier shall be a finite, punctuated sequence of numbers or characters. The Uniform Parcel Identifier of each parcel shall also be the identifying number of that parcel for all purposes of real estate tax assessments. The Warren County Tax Assessment Office shall be the permanent depository of all county tax maps. The county tax maps shall clearly show the Uniform Parcel Identifier number of each parcel of land within Warren County, provided no Uniform Parcel Identifier shall be assigned to any right-of-way, surface or subsurface easement, oil, gas or mineral lease or other interest, or any subsurface estate, further provided, assessment numbers may continue to be applied to mobile homes or other interests assessed for tax purposes.

3. Each deed affecting real estate within Warren County shall include a reference to the Uniform Parcel Identifier of the real estate being conveyed.

4. The Recorder of Deeds of Warren County shall not accept for recording any deed which does not include a reference to the Uniform Parcel Identifier of the real estate being conveyed. The Recorder of Deeds, to the extent possible, shall provide for the indexing of land within Warren County by reference to the Uniform Parcel Identifier.

5. If any parcel already assigned a Uniform Parcel Identifier is to be sub-divided, or if two or more parcels are to be amalgamated, the owner of such parcel shall apply to the Assessment Office for the assignment of a Uniform Parcel Identifier to each parcel resulting from such sub-division or amalgamation. Except as such sub-division or amalgamation affects only the oil, gas, coal or mineral lease or other interest or other sub-surface estate beneath or a right-of-way or surface or subsurface easement in or upon an identified parcel, the owner shall either submit a plan to the Assessment Office, prepared by a professional land surveyor, showing a metes and bounds description for each parcel resulting from the sub-division or amalgamation, or shall provide the Assessment Office with a reference to the relevant lot numbers shown on such a plan that is then recorded. In the Case of conversion of real estate into a condominium, plats and plans which satisfy the requirement of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101, et seq., shall satisfy the requirements of this ordinance. The Assessment Office shall assign the required Uniform Parcel Identifier for each parcel necessary within one business day after the required information is presented to the Assessment Office, provided that the applicant has complied with all other applicable laws and ordinances.

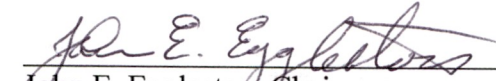
6. In addition to other fees, a separate fee for each instrument recorded containing a reference to a Uniform Parcel Identifier for implementation and administration of the Uniform Parcel Identifier system maintained by the Recorder of Deeds shall be paid by separate payment. That fee shall be referred to as the "UPI fee" and shall be initially in the amount of Ten Dollars (\$10.00) per instrument, but shall be subject to change as the Commissioners may hereafter determine by resolution. Payment shall be made payable to the "Warren County Assessment Office." Portions of the UPI fee may be appropriated to the Recorder of Deeds Office and to the Assessment Office, as the Commissioners shall determine by resolution adopted from time to time.

7. The Office of the Recorder of Deeds and its employee's shall have no duty to verify the accuracy of the Uniform Parcel Identifier set out in any document presented for recording. Warren County, the Office of the Recorder of Deeds, the Assessment Office, and their officers and employees shall not be responsible or liable to any person adversely affected by the inaccuracy or error in the Uniform Parcel Identifier set out in any document presented for recording, or recorded, in the Office of the Recorder of Deeds.

8. This Ordinance is being adopted in accordance with the laws of the Commonwealth of Pennsylvania, to the extent any prior ordinance, or part of a prior ordinance, is inconsistent with the terms as herein stated such ordinance or part of the

ordinance is hereby declared null and void. This Ordinance shall be effective on the 26th
day of November, 2008.

COMMISSIONERS OF WARREN COUNTY



John E. Eggleston, Chairman

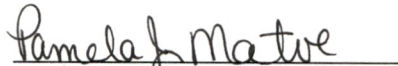


Terry L. Hawk, Vice Chairman



John R. Bortz, Jr., Secretary

ATTEST:



Pamela J. Matve, Chief Clerk

