

Carol T. DiJoseph, President  
Peggy Myers, Vice President  
Burton T. Conway, Manager  
Jay W. Blumenthal, Treasurer

1176 Old York Road, Abington PA 19001, [www.abington.org](http://www.abington.org), 267-536-1000, Fax 215-884-8271

### Guidelines for Deed Filing in Abington Township

PA State Act 110 - Deed recording requirements with Montgomery County Recorder of Deeds ([www.montcopa.org/rod](http://www.montcopa.org/rod)), or contact recorder of deeds at 610-278-3294.

It is required by Abington Township Ordinance No. 1972 that any deed for a parcel within the limits of Abington Township **MUST** be submitted in **Abington Township Engineer's Office within two (2) business days** after recording in Montgomery County. When registering a deed for Abington Township, several requirements must be met. They are as follows:

- 1. Filing Fee:** A fee of ten U.S. Dollars (\$10.00) is required for handling, made payable to "Abington Township" along with a copy of the deed.
- 2. Affidavit:** "*Affidavit for Display of Street Numbers and Installation of Smoke Detectors and Carbon Monoxide Detectors*" Ordinance No. 1894 must be presented, signed by either the sellers or the buyers and notarized. An exception is made to those who are registering deeds that are for vacant lots. A copy of this form is available from our office or on our website.
- 3. Corporate (or other business entity) Registry Information:** When a corporation, partnership, or other entity other than an individual or individuals, presents a deed for recording, the names and addresses of the corporate officers, general partners, or such other officials, of the recording entity, as may be appropriate, must be identified. A copy of this form, Ordinance No. 1902, is available from our office or on our website.

Thank you for your anticipated cooperation. If you have other questions or concerns, feel free to contact the Township Engineer's Office at 267-536-1042 or see our website at [www.abington.org](http://www.abington.org).

Rev. 11/08



Serving "One of America's Top 100 Communities" With Pride



**ORDINANCE NO. 1972**

**AN ORDINANCE OF THE TOWNSHIP OF ABINGTON AMENDING ORDINANCE 409, ENACTED FEBRUARY 10, 1938, AS THEREAFTER AMENDED, CODIFIED AS CHAPTER 125 OF THE CODE OF THE TOWNSHIP OF ABINGTON, TO REQUIRE THE REGISTRATION OF DEEDS IN THE OFFICE OF THE TOWNSHIP ENGINEER WITHIN TWO BUSINESS DAYS FOLLOWING THE RECORDING OF SUCH DEEDS IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY; TO DELETE THE REQUIREMENT THAT DEEDS BE REGISTERED IN THE OFFICE OF THE TOWNSHIP ENGINEER PRIOR TO RECORDING WITH THE OFFICE OF THE RECORDER OF DEEDS; TO SET THE FILING FEE FOR REGISTRATION AT \$10; TO PROVIDE FOR THE MANNER OF PAYING FILING FEE; TO INCREASE THE MAXIMUM FINE FOR VIOLATION FROM \$100 TO \$600; AND REPEALING INCONSISTENT ORDINANCES**

**WHEREAS**, Ordinance 409 of the Township of Abington, adopted February 10, 1938, as thereafter amended, provides that the Office of the Recorder Of Deeds of Montgomery County shall not admit for record any deed to any property in Abington Township unless the same shall first have been registered with the Township Engineer; and

**WHEREAS**, Act 110 of 2008, signed into law October 8, 2008, and effective December 8, 2008, prohibits a municipality from requiring that registration of a deed be made prior to the recordation of the original deed with the recorder of deeds, but permits a municipality to require that deeds be registered with the municipality within two business days of the date of recording with the recorder of deeds, or, in lieu thereof, to permit the municipality and the recorder of deeds to enter into an agreement for the access of information by the municipality regarding conveyances of real property, and provides for the method of payment of registration fees.

**NOW, THEREFORE**, the Board of Commissioners of the Township of Abington does hereby ENACT and ORDAIN as follows:

**Section 1.** That portion of Ordinance 409, as amended by Ordinance 1647, and codified as section 125-4 of the Code of the Township of Abington, shall be and hereby is amended to read as follows:

**§ 125-4. Registration Requirements.**

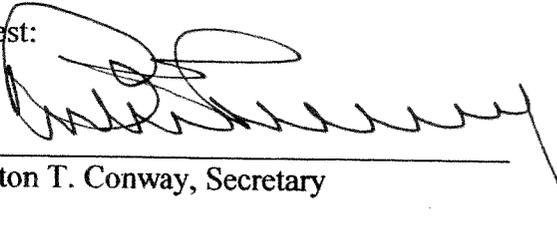
(a) All persons acquiring title to real estate in Abington Township, whether by purchase, devise, partition or in any other manner whatsoever, shall present the deed for such real estate to the Township Engineer for filing at his office in the Township building, within two business days of the recording of such deed in the Montgomery County Office for the Recording of Deeds. The deed so presented to the Township Engineer shall be in the form recorded in the Montgomery County Office for the Recording of

jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this ordinance.

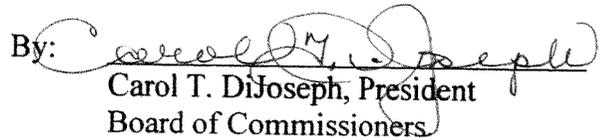
**Section 7. Effective Date.** This Ordinance shall be effective as of the date of enactment.

**ENACTED and ORDAINED** this 11<sup>th</sup> day of December, 2008.

Attest:

  
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Burton T. Conway, Secretary

TOWNSHIP OF ABINGTON

By:   
\_\_\_\_\_  
Carol T. DiJoseph, President  
Board of Commissioners