

As Introduced

**127th General Assembly
Regular Session
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H. B. No. 525

Representative Combs

**Cosponsors: Representatives McGregor, J., Peterson, Setzer, Harwood,
Szollosi, Raussen, Chandler**

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A B I L L

To enact section 317.114 of the Revised Code to 1
establish standard format requirements for 2
documents to be recorded by a county recorder. 3

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That section 317.114 of the Revised Code be 4
enacted to read as follows: 5

Sec. 317.114. (A) Except as otherwise provided in division 6
(C) of this section, an instrument or document shall not be 7
accepted for recording by the county recorder unless it complies 8
with the standard format requirements set forth in division (B) of 9
this section. 10

(B) Each instrument or document presented for recording to 11
the county recorder shall have been prepared in accordance with 12
all of the following requirements: 13

(1) Print size not smaller than a computer font size of ten; 14

(2) Minimum paper size of eight and one-half inches by eleven 15
inches; 16

(3) Maximum paper size of eight and one-half inches by 17
fourteen inches; 18

<u>(4) Black or blue ink only;</u>	19
<u>(5) No use of highlighting;</u>	20
<u>(6) Margins of one-inch width on each side of each page of the instrument or document;</u>	21 22
<u>(7) A margin of one-inch width across the bottom of each page of the instrument or document;</u>	23 24
<u>(8) A three-inch margin of blank space across the top of the first page of each instrument or document to accommodate any certification or indorsement of the county engineer, county auditor, or county recorder, as may be required by law, with the right half of that margin being reserved for the indorsement of the county recorder required by section 317.12 of the Revised Code; and</u>	25 26 27 28 29 30 31
<u>(9) A one and one-half-inch margin across the top of each of the remaining pages of the instrument or document.</u>	32 33
<u>(C) This section does not apply to any of the following:</u>	34
<u>(1) Any document that originates with any court or taxing authority;</u>	35 36
<u>(2) Any document authorized to be recorded under section 317.24 of the Revised Code;</u>	37 38
<u>(3) Any plat, as defined in section 711.001 of the Revised Code, that is required or authorized by the Revised Code to be recorded;</u>	39 40 41
<u>(4) Any document authorized to be recorded that originates from any state or federal agency;</u>	42 43
<u>(5) Any document executed before the effective date of this section.</u>	44 45