

**As Reported by the House Local and Municipal Government and
Urban Revitalization Committee**

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Sub. H. B. No. 525

Representative Combs

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

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A B I L L

To amend section 317.36 and to enact sections 1
317.083, 317.114, and 5301.461 of the Revised Code 2
to establish standard format requirements for 3
documents to be recorded by a county recorder and 4
to allow recording of a single instrument for 5
multiple transactions pertaining to oil and gas. 6

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

Section 1. That section 317.36 be amended and sections 7
317.083, 317.114, and 5301.461 of the Revised Code be enacted to 8
read as follows: 9

Sec. 317.083. A single instrument that combines separate 10
instruments under section 5301.461 of the Revised Code is 11
recordable. 12

Sec. 317.114. (A) Except as otherwise provided in division 13
(B) of this section, an instrument or document presented for 14
recording to the county recorder shall have been prepared in 15
accordance with all of the following requirements: 16

<u>(1) Print size not smaller than a computer font size of ten;</u>	17
<u>(2) Minimum paper size of eight and one-half inches by eleven inches;</u>	18 19
<u>(3) Maximum paper size of eight and one-half inches by fourteen inches;</u>	20 21
<u>(4) Black or blue ink only;</u>	22
<u>(5) No use of highlighting;</u>	23
<u>(6) Margins of one-inch width on each side of each page of the instrument or document;</u>	24 25
<u>(7) A margin of one-inch width across the bottom of each page of the instrument or document;</u>	26 27
<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>	28 29 30 31 32 33 34
<u>(9) A one and one-half-inch margin across the top of each of the remaining pages of the instrument or document.</u>	35 36
<u>The county recorder shall accept for recording an instrument or document that does not conform to the foregoing requirements but shall charge and collect the following additional fees for each such instrument or document: an additional base fee for the recorder's services of ten dollars and a housing trust fund fee of ten dollars, which shall be collected pursuant to section 317.36 of the Revised Code.</u>	37 38 39 40 41 42 43
<u>(B) This section does not apply to any of the following:</u>	44
<u>(1) Any document that originates with any court or taxing authority;</u>	45 46

(2) Any document authorized to be recorded under section 317.24 of the Revised Code; 47
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(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; 49
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(4) Any document authorized to be recorded that originates from any state or federal agency; 52
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(5) Any document executed before the effective date of this section. 54
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Sec. 317.36. (A) The county recorder shall collect the low- 56
and moderate-income housing trust fund fee as specified in 57
sections 317.114, 317.32, 1563.42, 1702.59, 2505.13, 4141.23, 58
4509.60, 5111.022, 5310.15, 5719.07, 5727.56, 5733.18, 5733.22, 59
6101.09, and 6115.09 of the Revised Code. The amount of any 60
housing trust fund fee the recorder is authorized to collect is 61
equal to the amount of any base fee the recorder is authorized to 62
collect for services. The housing trust fund fee shall be 63
collected in addition to the base fee. 64

(B) The recorder shall certify the amounts collected as 65
housing trust fund fees pursuant to division (A) of this section 66
into the county treasury as housing trust fund fees to be paid to 67
the treasurer of state pursuant to section 319.63 of the Revised 68
Code. 69

Sec. 5301.461. Separate instruments that convey or affect an 70
interest in crude oil or natural gas, such as a lease, assignment, 71
easement, lien, or right-of-way, may be combined into a single 72
instrument, notwithstanding any requirement to the contrary. 73

Section 2. That existing section 317.36 of the Revised Code 74
is hereby repealed. 75