



110 Horizon Drive, Suite 210, Raleigh, NC 27615
919.459.2081

Document Types

(First draft, May 3, 2023)

www.pria.us

DATE Disclaimer: *This is a proposed-for-adoption draft.*

There are still known deficiencies in format which PRIA's Style Committee will clean up following final approval.)

PROPERTY RECORDS INDUSTRY ASSOCIATION

**Copyright Notice, License, Disclaimer
For
Incomplete Work**

April 2023

- A. COPYRIGHT NOTICE:** Copyright © 2023 – Property Records Industry Association (“PRIA”). All rights reserved.
- B. LICENSE:** This draft document (the “Incomplete Work”) is made available by PRIA to members and the general public for review, evaluation and comment only. This document is under development and not a final version.

PRIA grants any user (“Licensee”) of the Incomplete Work a worldwide, royalty-free, non-exclusive license (“License”) to reproduce the Incomplete Work in copies, and to use the Incomplete Work and all such reproductions solely for purposes of reviewing, evaluating and commenting upon the Incomplete Work. NO OTHER RIGHTS ARE GRANTED UNDER THIS LICENSE AND ALL OTHER RIGHTS ARE EXPRESSLY RESERVED TO PRIA. Without limiting the generality of the foregoing, PRIA does not grant any right to: (i) prepare proprietary derivative works based upon the Incomplete Work, (ii) distribute copies of the Incomplete Work to the public by sale or other transfer of ownership, or (iii) display the Incomplete Work publicly. Comments on the Incomplete Work must be sent to PRIA.

Any reproduction of the Incomplete Work shall reproduce verbatim the above copyright notice, the entire text of this License and the entire disclaimer below under the following header:

This document includes Incomplete Works developed by PRIA and some of its contributors, subject to PRIA License. “PRIA” is a trade name of the “Property Records Industry Association.” No reference to PRIA or any of its trademarks by Licensee shall imply endorsement of Licensee’s activities and products.

- C. DISCLAIMER: THIS INCOMPLETE WORK IS PROVIDED “AS IS.” PRIA AND THE AUTHORS OF THIS INCOMPLETE WORK MAKE NO REPRESENTATIONS OR WARRANTIES (i) EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE OR NON-INFRINGEMENT; (ii) THAT THE CONTENTS OF SUCH INCOMPLETE WORK ARE FREE FROM ERROR OR SUITABLE FOR ANY PURPOSE; AND, (iii) THAT IMPLEMENTATION OF SUCH CONTENTS WILL NOT INFRINGE ANY THIRD-PARTY PATENTS, COPYRIGHTS, TRADEMARKS OR OTHER RIGHTS. IN NO EVENT WILL PRIA OR ANY AUTHOR OF THIS INCOMPLETE WORK BE LIABLE TO ANY PARTY FOR ANY DIRECT, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES FOR ANY USE OF THIS INCOMPLETE WORK, INCLUDING, WITHOUT LIMITATION, ANY LOST PROFITS, BUSINESS INTERRUPTION, LOSS OF PROGRAMS OR OTHER DATA ON ANY INFORMATION HANDLING SYSTEM OR OTHERWISE, EVEN IF PRIA OR THE AUTHORS, OR ANY STANDARD-SETTING BODY CONTRIBUTORS TO THIS INCOMPLETE WORK ARE EXPRESSLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

Executive Summary

Historically, recorders across the country have defined the document types they use based on state statutes, regional needs, and jurisdictional preferences. With the growing use of Land Records Management Systems (LRMS), recorders had the ability within their chosen provider to add a seemingly endless number of document types. What started out as a benefit soon became problematic for many recording jurisdictions when the number of document types available in their LRMS grew by the hundreds.

As the PRIA Indexing Work Group embarked on a project to evaluate indexing data points, the first step was to consider the practicality of document types. Gathering and blending document types from three different states, with additional input from work group members and volunteers, a list of 27 basic document types was defined. Having basic document types reduces training time for employees, makes researching documents more efficient and creates a simplified list for eRecording submitters.

PRIA acknowledges that geographical idiosyncrasies may dictate additional, specialized document types but presents a basic recommendation for recorders seeking to reduce and simplify their document type lists. As the property records industry evolves, so will the need to update the basic document types used by recording jurisdictions.

Suggested Document Types

Affidavit	Mortgage (Deed of Trust)
Agreement	Notice
Appointment	Order
Assignment	Ordinance
Contract	Partial Release and/or Partial Satisfaction
Bond	Plat
Certificate	Plat Related
Condominium	Power of Attorney
Deed	Probate
Easement	Release and/or Satisfaction
Judgment	Restrictions
Lien	Revocation
Lis Pendens	Uniform Commercial Code/Financing
Military Discharge (DD214)	Statement

DRAFT