

PRIA LOCAL

MARCH 2023



Tech Grants Will Help Colorado Counties Digitize Land Records *excerpted from Montrose Press 3/7/23*

Several grant awards from Colorado's Electronic Recording Technology Board (ERTB) have been disseminated recently. These grant awards allow counties to digitize land records and pay for license and maintenance fees for real estate recording software. These new tools also mean members of the public will be able to access land records more easily.

Montrose County was awarded \$6,105 for the purchase of a scanner that will allow the county to complete the digitization of county land records. Bent County was awarded \$53,408 to maintain real estate recording software allowing the county to make its land transaction records accessible to the public via the county's website. And Jackson County was awarded \$20,876, which will allow the county to complete the digitization of county land records and license real estate recording software.

The ERTB was created in 2016 with the mission of developing, maintaining, improving, replacing, or preserving land records systems in the state. The ERTB's statutory authority was renewed in 2021 with new legislation that allows the board to consider security improvements for counties' land recording systems. ([Read complete article.](#))



FAST TRACK YOUR DOCUMENT RECORDING
PROCESS WITH CSC eRECORDING

BENEFITS: Eliminate errors Reduce costs Save time Improve security

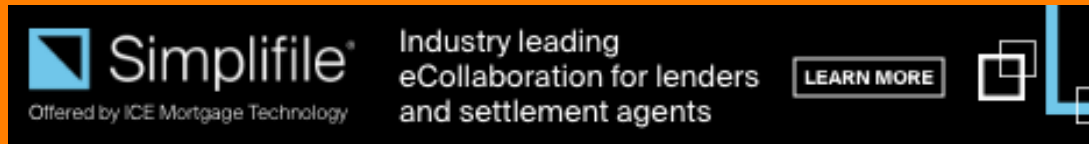
eRecording.com

PRIA Local News

PRIA Local Chapters have been meeting across the country. In February and March, the **SE Minnesota** Chapter met on 2/8/23, the **Missouri** Chapter met on 3/3/23, the **Silver State North Nevada** Chapter met on 3/8/23, the **Metro Minnesota** Chapter met on 3/9/23, the **Utah** Chapter met on 3/16/23 and the **Southern California** Chapter also met on 3/16/23. New chapters will be meeting soon as well. The **Vermont** PRIA Local Chapter is meeting today, 3/21/23, and the **Red River Minnesota** Chapter will meet on 3/23/23. You can see Chapter agendas and minutes anytime on their **PRIA Local** pages. And this month the **Southern California Chapter videotaped** their meeting, which you are now able to see on their **PRIA Local** page.

And remember, the PRIA Local Challenge continues into 2023. Anyone starting or re-starting a **PRIA Local chapter** in their area and holding at least one meeting will receive a **PRIA membership** for a non-member chapter participant.

Please use the [PRIA Local resources](#) online to educate others in your community. We hope you will become a part of the recently updated [PRIA Local LinkedIn group](#) where you'll find information about upcoming PRIA Local meetings, PRIA news and products, and national news/trends in the real property records industry.

The banner features the Simplifile logo on the left, which includes a blue square icon and the text "Simplifile" and "Offered by ICE Mortgage Technology". To the right of the logo is the text "Industry leading eCollaboration for lenders and settlement agents". Further right is a "LEARN MORE" button and a graphic of overlapping squares.

Managing AI and ML in the Mortgage Space

excerpted from MReport 3/6/23

Black Knight has released a White Paper addressing the many considerations that must be made by managers and executives seeking to apply artificial intelligence (AI) and machine learning (ML) solutions in the mortgage industry titled, "Management of AI and Machine Learning in the Residential Mortgage Industry."

AI and ML operates much differently than traditional software solutions and demands new management disciplines. Black Knight issued the White Paper to assist industry managers and executives as they consider how to safely benefit from advances in AI/ML.

"Science fiction author Arthur C. Clarke once wrote that 'Any sufficiently advanced technology is indistinguishable from magic.' That certainly applies to many applications of AI/ML, particularly so-called 'black box' algorithms," said Rich Gagliano, President of Black Knight Origination Technologies. "In our daily lives in the digital world, AI is making things happen behind the scenes, with decisions being made and events triggered—all as if by magic. But in an industry as tightly regulated as ours, we can't trust important lending decisions to magic. That's why we're offering this White Paper to everyone in our industry. Regulators have justifiable concerns, particularly in matters of fair lending, that consumers are not harmed by bias in the application of AI/ML in the lending process. That is what makes model explainability and transparency so critical." ([Read complete article.](#))

The banner features the text "BOLD MOVES IN RECORDS MANAGEMENT" on the left. In the center is a photograph of a man and a woman looking at a screen. On the right is the Tyler Technologies logo, which consists of a cluster of white dots and the text "tyler technologies".

Check out PRIA's Membership Page

Check out PRIA's newly revised [JOIN PRIA](#) page. It clearly describes the benefits and cost-effectiveness of becoming either a Government or Business member. While both PRIA members and non-members can participate in PRIA Local Chapters, PRIA would love to have you add your local wisdom to the nationwide group. Here are a few of the benefits membership will bring.

- Monthly webinars
- Zooming-In sessions
- Members-only access to past webinar recordings, conference presentations and other information deemed applicable for members only
- A Legislative News section on the website, updated weekly
- A Learning Management System which now contains five educational modules - available only to PRIA members
- A Community Forum offering a way to ask questions of fellow members, express opinions on different topics and exchange ideas
- Opportunities to work with the brightest minds in the industry to improve and enhance the functionality of the property records industry through committee or work group participation

Fresno County Debates How to Rid Racist Clauses from Old Property Records. Who Will Pay for It?

excerpted from [The Fresno Bee 3/15/23](#)

A plan to begin reviewing almost 170 years worth of property deeds and other property records for racially discriminatory clauses or conditions was approved this week by the Fresno County (CA) Board of Supervisors. But the supervisors unanimously rejected a request from county Assessor-Recorder Paul Dictos to authorize a new \$2 fee on recorded documents to cover the cost of finding, and then redacting, the illegal and unenforceable clauses from the property records to comply with a state law that took effect in July 2022.

For decades, it was not uncommon for property deeds and other records to include “racially restrictive covenants,” or RRCs, conditions that forbade the sale or transfer of property to individuals based on race, ethnicity, gender or other demographic characteristics. Some examples lodged within records in Fresno County include barring “Armenian, Mexican, Japanese, Korean, Syrian, Negros, Filipinos or Chinese” people from buying or even occupying certain properties. Assembly Bill 1466, a state law signed by Gov. Gavin Newsom in September 2021, requires county recorders throughout California to develop a plan to actively identify and “redact” any unlawfully discriminatory covenants in property records. It also provides for county boards of supervisors to authorize the collection of a \$2 fee for recording deeds and other property documents to help pay for the program. ([Read complete article.](#))

Clark County Recorder's Office Launches New Multi-Departmental Kiosk

excerpted from [8@NewsNow.com 2/23/23](#)

Clark County (NV) residents will be able to pay their property taxes directly to the Clark County Treasurer’s Office and record both property and land records with the launch of a new multi-departmental kiosk. The Remote Multipurpose Interactive Recording Kiosk (RMIRK) provides the public with a quick and easy way to pay property taxes, record land and property records, and retrieve copies from a remote location without the need to visit the Government Center in Downtown Las Vegas.

“The RMIRK technology provides the experience for our constituents to interface with a Recorder in our office and transact business face to face in addition to providing the opportunity to make tax payments with the County Treasurer’s Office,” Clark County Recorder Debbie Conway said. “The RMIR Kiosk saves the customers time and money because there is no waiting in line, and it eliminates the need to come to our downtown location for the services the kiosk provides.”

The original version of the kiosk was for recording purposes only and required a dedicated employee to monitor each individual kiosk. The new platform manages multiple kiosks with the same number of employees. ([Read complete article.](#))

Washington Bill to Address Housing Discrimination

excerpted from [The Daily News 3/12/23](#)

Proposed legislation to create a program helping first-time homebuyers historically barred by racial covenants is moving forward despite objections to raising the document recording fee by \$100 to pay for it.

Racially restrictive real-estate covenants were used across the United States and

Washington to enforce segregation by prohibiting people of certain races, ethnicities and religions from owning or living on the property, according to the [University of Washington's Racial Restrictive Covenants Project](#). While illegal for 55 years, many restrictions remain in property records, and researchers have so far identified more than 50,000 statewide. ([Read complete article.](#))

ALTA NEWS

Latest on Risks of Alternatives to Title Insurance

excerpted from ALTA's Advocacy Update by Diane Tomb, ALTA CEO, 3/17/23

We send out this update to keep you informed on the latest activity from the Federal Housing Finance Agency (FHFA), Fannie Mae and Freddie Mac under their Equitable Housing Finance Plans, including developments related to unregulated title insurance alternatives and other issues that could threaten stability of the housing market.

Following two reports that Fannie Mae is considering a pilot program that would provide a waiver from any title insurance requirements for certain loans the government sponsored entity (GSE) purchases, ALTA sent letters members of the [House Financial Services](#) and [Senate Banking](#) committees to share concerns about the negative consequences of such a program.

In the letters, we told the committee leaders that Fannie Mae's proposed expansion of activities beyond the authorities expressly outlined in the Federal National Mortgage Association Charter Act is deeply troubling. In addition, the proposal suggests that Fannie Mae would handle any claims that arise from the servicer, taking on the risk that title insurance companies would normally bear and are reserved to handle.

We are greatly concerned about Fannie Mae handling claims and becoming a de facto title insurance company without being licensed, regulated, or actuarially reserved for what is a primary market business under the purview of state oversight.

Beyond the legality of Fannie Mae entering into the title insurance business directly, we are concerned about how such a product would be marketed to consumers, the coverages it would include, and the additional risk that would be taken on by Fannie Mae and its partner lenders for title matters.

We know our industry works hard to educate consumers on their options and the coverage that different policies do or do not provide. If Fannie Mae removes title professionals from this process, that consumer education will be lost.

In our letters, we urged committee leaders—given their oversight of the Federal Housing Finance Agency (FHFA) and their role to provide for the safety and soundness of the GSEs under conservatorship—to request that the FHFA discontinue Fannie Mae's work on this proposal and that the FHFA require an open process with public input for any new program under consideration by the GSEs.

As we've shared, several members of the Senate Banking Committee have already taken issue with Fannie Mae moving beyond its charter into primary market activities. Last year, [lawmakers warned](#) FHFA Director Sandra Thompson against repeating past mistakes learned from the 2008 financial crisis by allowing the GSEs to take on more risk.

Still in conservatorship, Fannie Mae should focus on preserving taxpayer dollars and protecting lenders, investors, and consumers rather than expanding beyond its mission.

JOIN our updated PRIA Local LinkedIn Page

We recently updated our [PRIA Local LinkedIn](#) group to a LinkedIn page. What that allows for is better, wider communication between members and the ability to share posts and other posted documents. And we still post PRIA Local meeting information, PRIA

news and educational opportunities, and relevant articles covering real property records and industry news locally and nationally daily. We'd love to have you **join** us, if you're not already a follower.

Any Other Topics You'd Like to See in the PRIA Local Newsletter? Please Contact Us Anytime

PRIA Local Coordinator - Carolyn Ableman

PRIA Local Business Co-chair - Caroline Cone, ALTA

PRIA Local Government Co-chair - Susan Kramer, Olmsted County, MN

PRIA Local LinkedIn

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