

PRIA LOCAL - SOUTHEAST MINNESOTA CHAPTER



Meeting Minutes ~ November 6, 2019

Attendees:

See attached list.

Approval of Minutes:

August Minutes approved.

Parcel Splits under 272.162: Kelly Callahan covered information on this statute regarding parcel splits. Olmsted County under special legislation years ago, requires county, city or township approval on parcel splits. Kelly questioned if any counties in attendance have enacted changes to their split process to coincide with this recent statute. None have made any changes to their current procedure.

E-recording Basics and Next Generation Issues: Michelle Wilsey – Regional Sales Director with Simplifile presented the group with an overview of the e-recording process. She did a demo of the submitter process – creating the document package, selecting the document type, uploading the document image and entering the information pertaining to the document. Also covered the information shown for each document package on the submitter screen – how it appears when the package comes back from recording and if it is rejected from the county how to view the rejection note. If you have any questions for Michelle, her email is: mwilsey@simplifile.com

Decreasing Document Rejections Best Practices: Kelly Callahan covered a paper from PRIA regarding document rejections. This may be an upcoming PRIA webinar.

Minimum State Deed Tax: Jim Ohly with Ohly Law Office covered the change to the minimum State Deed Tax. The consideration amount is changing from \$500 to \$3000 for the minimum deed tax of \$1.65. An eCRV will not be required if the sale amount is \$3,000.00 or less. This change will be effective January 1, 2020.

Dissolutions of Marriage Involving Torrens Real Estate: Kelly Callahan covered the requirements on Torrens property when a judgment and decree is recorded in Torrens. See copy of handout attached to the email with the minutes.

Legislative & Modernizing Land Records Committee: Eric Johnsrud with Pflughoeft, Pederson & Johnsrud, LLP covered Statute 507.18 regarding the Discharge of Restrictive Covenant Affecting Protected Classes. This statute relates to restrictive covenants that were recorded on property documents that restrict a property from being sold, leased, or transferred to a specific group based on race, religion, ethnicity, and other protected classes. Although these are no longer enforceable, the Minnesota Legislature provided a method for property owners to file a discharge disavowing these in the historic chain of title for their Abstract property. For Torrens, these have been removed from all current Certificates of Title or will be with the next property transfer. There is a Minnesota

conveyancing form 40.10.1 that would be completed, notarized and recorded.

The Modernizing Land Records Committee has been having discussion on a statewide land records database system and the possibility of converting all property to Torrens. To view the current report go to www.mnbar.org and in Search, enter: Listening Sessions.

There was discussion on the potential ramifications of the current proposals by the Modernizing Land Records Committee.

12 Days of Christmas for the Real Estate Industry: This sing along from Kelly is attached to the email with these minutes.

eCRV reminders: Reminders when completing the eCRV and submitting documents for recording:

- Sale Date – the sale date on the eCRV must match the date of the deed. The state considers the date of sale to be the date on the deed.

eRecording reminders

- make sure the submittal consideration amount matches the sales price on the eCRV
- double check if the property is Torrens or Abstract – be sure to submit as Torrens – the list of Torrens Property in Olmsted County is attached to the email with these minutes – is also available on the Olmsted County website
- Taxpayer Address – it is important that the taxpayer address on the deed is correct. If the property is new construction and the buyers will be living in the home once complete, use the new property address.
- The address listed here is the address any tax mailings will be sent to. It can also affect the homestead status/application. If incorrect, the property owner will have to submit a request to have it changed.
- Relative Sale – please list the actual relationship in the supplemental area of the eCRV. The state requires this information. IE: parents sold to son / sister sold to brother

End of Year recording reminder: Reminder from County Recorder Offices to submit all documents you want recorded before the end of the year by December 31st. All splits – survey and accompanying deed and parcel combinations. Check with the county you are submitting documents to and verify office hours on December 31st.

County Recorder Updates and Important Notes:

All county offices will be closed on:

November 28th & 29th.

December 25th

January 1st

Counties closed on December 24th:

Freeborn

Steele

Mower

Houston

Winona

Counties closing at noon on December 24th:

Olmsted

Dodge

Fillmore Faribault

Watonwan Waseca

Brown LeSueur

Next meeting date ~ February 19, 2020 ~ Host and location to be determined.

Adjournment -

Susan Kramer

Secretary ~ PRIA Local – SE MN Chapter

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Chapter Co-Chairs:

Jim Ohly ~ jim@ohlylaw.com

Kelly Callahan ~ Kelly.callahan@co.freeborn.mn.us

ATTENDEES:

Kelly Callahan – Freeborn County

Susan Kramer – Olmsted County

Mona McAndrews – Dodge County

Betti Kamolz – Brown County

Linda Karst – Waseca County

Sherry Asmus – Faribault County

Lisa Hulloper – Steele County

Melanie Leth – Dodge County Land Title

Pat Martinson – Freeborn County

Ginny Ties – Ohly Law Office

Deanne Wagner – Adams Rizzi Sween

Jill Cordes – Mower County

Sue Miller – Adams Rizzi Sween

Rinnea Kreter – Rochester Title

Lindsay Saxton – Dodge County Land Title

Dawn Champion – Olmsted County

Daniel Ziebell - Ziebell Law

Cheryl Brady – Baudler Law

Beth Cage – Ryan Associates LLC

Wendy VonWald – Olmsted County

Karen Wetzel – Wendland Utz

Jim Ohly – Ohly Law Office

Michelle Wilsey – Simplifile

Jill Cordes – Mower County

Karla Doll – Watonwan County

Sharon Budin – LeSueur County

Kathy Conlon – Nicollet County

Melissa Olehus – Steele County

Eric Johnsrud – Pflughoeft, Pedersen & Johnsrud

Veronica Theobald – Ohly Law Office

Joel Holstad

Mary Lynn Schlitz – Ward & Oehler

Alec Osland – Ward & Oehler

Amanda Johnson – Rochester Title

Mary Roberts – Rochester Title

Alison Kryer – Dunlap & Seeger

Lorri Starkson – Olmsted County

Josie Mancilman – Compeer Financial

Rachel Doll – Olmsted County

Becky Henry – Ward & Oehler Law

Cole Tousignant – Rochester Title

Kelly Hendrickson – Freeborn County