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eCertification XML

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PROPERTY RECORDS INDUSTRY ASSOCIATION

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For
PRIA Completed Work Product

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Executive Summary

The goal of this paper is to introduce an Electronic Certification (eCertification) request and delivery mechanism into the existing PRIA v. 2.4.2 XML standard utilized for electronic recording integrated with a Land Records Management System (LRMS). Electronic certification had its origins in Lancaster County, PA in 2006, and the need to request and obtain electronically certified real property documents in recording jurisdictions across the country is growing. This addition to the PRIA standard seeks to streamline the certification of official records, ensuring authenticity, integrity, and efficiency in the recording process. This standard is intended for use during the eRecording process.

The paper has these objectives:

- Identify business requirements for common use cases requesting electronic certified copies at the time of eRecording.
- Establish an XML standard for requesting a certified copy of the document that is being recorded.
- Establish an XML standard for delivering a certified copy through XML.
- Establish an XML standard for communicating fees and payment information for the purchase of a certified copy.

Benefits to the Industry

Benefits to recording jurisdictions and business partners:

- Facilitates the ability to automate request and delivery processes.
- Improves the ability to efficiently fulfill certified copy requests.
- Facilitates system integrations.

Benefits to recording jurisdictions:

- Delivers a single transaction – a recording and certification in one transaction.
- Minimizes staff involvement via automated completion of a specific task.
- Decreases visitors to the physical office.
- Saves money, offers convenience, reduces time and effort.

Benefits to business:

- Reduces production time by eliminating mailing of certified copies.
- Decreases costs by encouraging eRecording rather than visits to the recorder's office.
- Complements paperless federal courts and the [Paperwork Reduction Act](#) (PRA).
- Provides an industry standard to reduce the need for multiple interfaces.

Benefits to public:

- Provides the eCertified copy of a document at the time of recording.

- Offers the convenience of a certified copy.
- Reduces cost and effort of visiting the recorder's office.
- Provides a more authoritative transaction.

Project Considerations and Constraints

Project Scope

This project provides the recommended XML container for a certified copy of a recorded document in a PRIA eRecording packet:

1. XML Request
 - a. Method to request certified copy.
 - b. Identification of delivery mechanism, e.g. email, XML, physical mail.
2. XML Response
 - a. Certified copy fee and delivery information.
 - b. Delivery of eCertified document within the PRIA XML return packet.

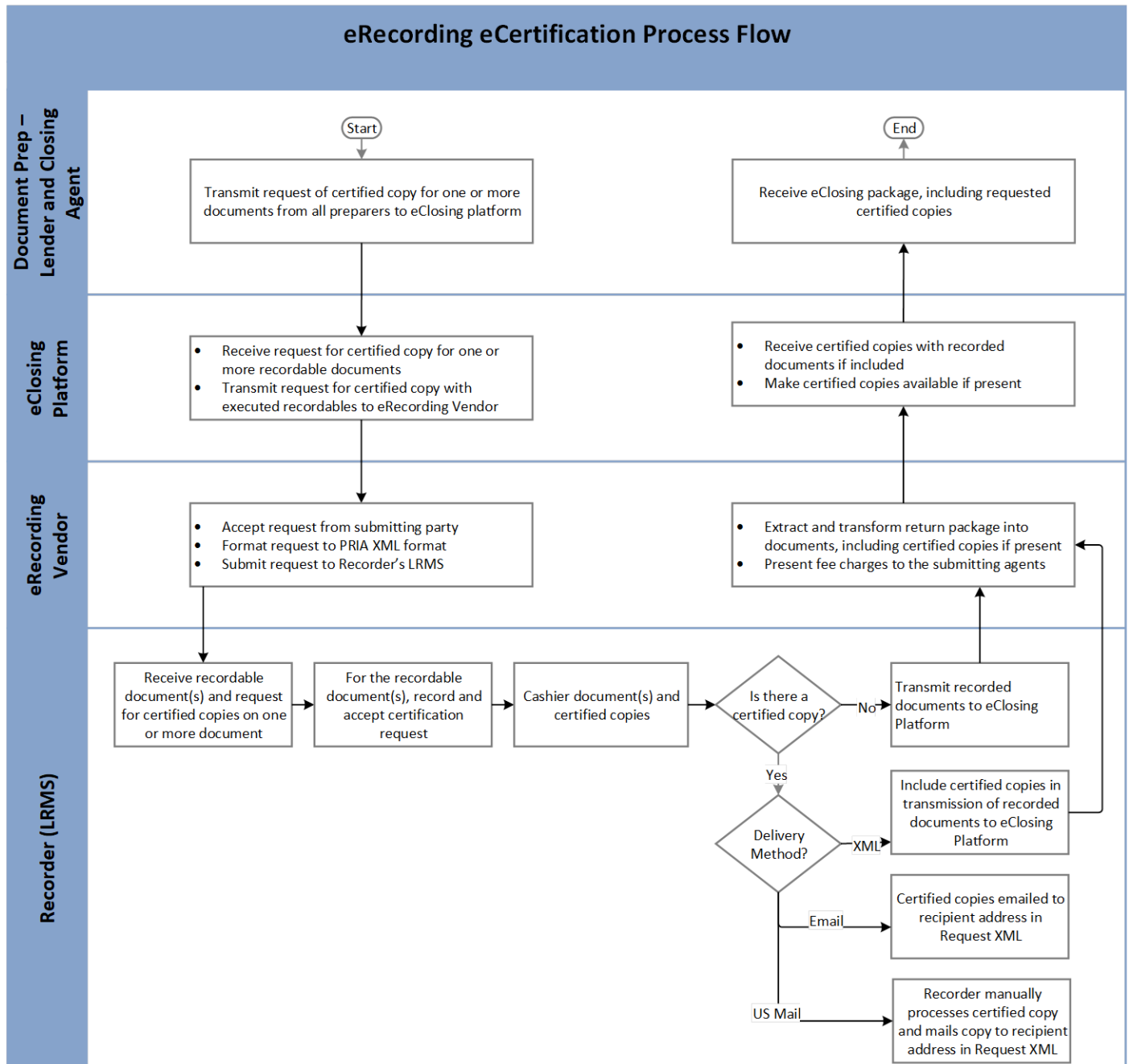
Project Assumptions

1. eCertified copies are requested as part of the eRecording process only.
2. eCertified copies fees are paid to the county through standard payment methods.
3. The certified copy is provided in electronic or a paper form.
4. Including certified copy elements in the PRIA XML is optional.
5. No certified copy is returned if submission is rejected.
6. All partners in the process are using PRIA's XML standard v. 2.4.2.

Project Dependencies

1. Buy-in from all parties involved: recorders, LRMS vendors, eRecording vendors, other third parties involved in the XML transport.
2. Adherence to the existing [PRIA XML standards](#) v. 2.4.2.
3. Adherence to PRIA's paper on [Best Practices for Certifying Copies](#).

eRecording eCertification Process Flow



Technical Requirements

This document seeks to provide a guideline for standardization of certified copy requests and responses as part of the eRecording process. The provided XML snippets below are designed to be integrated into the standard PRIA v. 2.4.2 XML request and response during the process of submitting a request to record documents with a recorder's office.

How to Use the XML Snippets:

PRIA Web Service Request:

- Purpose: To request a certified copy of a recorded document.
- Integration: Add the <CERTIFIED_COPY_REQUEST> element within the <PRIA_DOCUMENT> node of the PRIA v. 2.4.2 XML request. Inclusion of the CERTIFIED_COPY_REQUEST indicates that a certified copy is being requested.

Example

```
<!-- Other PRIA v. 2.4.2 standard elements -->
<PRIA_DOCUMENT...>
  <!-- Other PRIA v.2.4.2 standard PRIA_DOCUMENT elements -->
  <CERTIFIED_COPY_REQUEST _copyRequested="Yes" _SequenceIdentifier="">
    <DeliveryMethods>
      <DeliveryMethod _type="physical"
        _FirstName=""
        _UnparsedName=""
        _LastName=""
        _MiddleName=""
        _NameSuffix=""
        _TitleDescription=""
        _CompanyName=""
        _StreetAddress=""
        _StreetAddress2=""
        _City=""
        _State=""
        _Country=""
        _PostalCode=""
        _quantity="1"
        _DeliveryNotes="">
    </DeliveryMethod>
    <DeliveryMethod _type="email" _DeliveryNotes="">
      <SendToAddresses>
        <Email></Email>
        <Email></Email>
      </SendToAddresses>
    </DeliveryMethod>
    <DeliveryMethod _type="link" _DeliveryNotes="">
    </DeliveryMethod>
    <DeliveryMethod _type="file" _fileType="" _DeliveryNotes="">
    </DeliveryMethod>
```

```
        <DeliveryMethod _type="other" _DeliveryNotes="">
      </DeliveryMethod>
    </DeliveryMethods>
  </CERTIFIED_COPY_REQUEST>
</PRIA_DOCUMENT>
<!-- Other PRIA v. 2.4.2 standard elements -->
```


Definitions of Request Attributes

- **SequenceIdentifier:**
 - Allows for multiple certified copies being requested with different delivery methods or different recipients. It helps in tracking and matching each request with its corresponding response. If only one request is included the sequenceIdentifier should be set to '1.'
- **DeliveryMethods/DeliveryMethod:**
 - Specifies the method of delivery for the certified copy. Possible values include "physical," "email," "link," "file," or "other." You may determine one or multiple delivery methods by specifying a new DeliveryMethod node. Each DeliveryMethod node should have a "_type" attribute that defines how to deliver the certified copy.

Type Definition

- **Physical**

Include all the metadata for the certified copy to be physically sent to the provided name and address.

 - Name and Address Fields:
 - FirstName, UnparsedName, LastName, MiddleName, NameSuffix, TitleDescription, CompanyName, StreetAddress, StreetAddress2, City, State, Country, PostalCode, Email: These fields are used to identify the recipient of the certified copy.
 - Quantity:

Specifies the number of physical copies requested.
- **Email**

SendToAddresses/Email – Include the email addresses the certified copy should be sent to. Include one email per "Email" node in the XML.
- **Link**

A HTML link will be sent back in the web service response.
- **File**

A BASE64 encoded file will be sent back in the response. The "fileType" attribute will list either TIFF or PDF.
- **Other**

Used to request the certified copy from the recording jurisdiction in a format not described above.
- **DeliveryNotes:**
 - For additional information that may be required but is not covered by the standard fields. It allows the submitter to provide any special instructions or notes to the county.

PRIA Web Service Return:

- **Purpose:** To respond to the certified copy request with the requested document or information.
- **Integration:** Adding the <CERTIFIED_COPY_RESPONSE> element within the <PRIA_DOCUMENT> node of the PRIA v. 2.4.2 XML response includes an element to embed the eCertified file within the <CERTIFIED_COPY_RESPONSE> element. This is in addition to the embedded recorded document. As this could cause the response to be significantly larger than the original request, working with integration partners will ensure this will not cause any issue with size limitations. Any additional fees can be added to the <PRIA_DOCUMENT> along with normal fees. The best practice is to add a separate fee line for the certified copy fee.

Example:

```
<!-- Other PRIA v. 2.4.2 standard elements -->
<PRIA_DOCUMENT...>
  <!-- Other PRIA v. 2.4.2 standard PRIA_DOCUMENT elements -->
  <CERTIFIED_COPY_RESPONSE _SequenceIdentifier="">
    <DeliveryMethods>
      <DeliveryMethod _type="physical"
        _FirstName=""
        _UnparsedName=""
        _LastName=""
        _MiddleName=""
        _NameSuffix=""
        _TitleDescription=""
        _CompanyName=""
        _StreetAddress=""
        _StreetAddress2=""
        _City=""
        _State=""
        _Country=""
        _PostalCode=""
        _quantity="1"
        _DeliveryNotes=""
        _Identifier="">
    </DeliveryMethod>
    <DeliveryMethod _type="email"
      _sentFrom=""
      _DeliveryNotes=""
      _Identifier="">
      <SendToAddresses>
        <Email></Email>
        <Email></Email>
      </SendToAddresses>
    </DeliveryMethod>
    <DeliveryMethod _type="link"
      _DeliveryNotes=""
      _Identifier=""
```

```

        _Href="">
    </DeliveryMethod>
    <DeliveryMethod _type="file"
        _fileType=""
        _DeliveryNotes=""
        _Identifier="">
        <EMBEDDED_FILE _PagesCount="2">
            <!-- PRIA 2.4.2 standard EMBEDDED_FILE -->
        </EMBEDDED_FILE>
    </DeliveryMethod>
    <DeliveryMethod _type="other"
        _DeliveryNotes=""
        _Identifier="">
    </DeliveryMethod>
</DeliveryMethods>

    </CERTIFIED_COPY_RESPONSE>
</PRIA_DOCUMENT>
<!-- Other PRIA v. 2.4.2 standard elements -->

```

Definitions of Response Attributes

- **SequenceIdentifier, Name and Address Fields, and Email:**
 - Reflects the same data that was sent in the request from **SequenceIdentifier** through **email**.
- **DeliveryMethods/DeliveryMethod:**
 - Specifies the method of delivery for the certified copy. Possible values include "physical," "email," "link," "file," or "other." Determine one or multiple delivery methods by specifying a new DeliveryMethod node. Each DeliveryMethod node should have a “_type” attribute that defines how the certified copy is delivered.

Type Definition

- **Physical**

Include all the metadata for the certified copy to be physically sent to the provided name and address.

 - Name and Address Fields:
 - FirstName, UnparsedName, LastName, MiddleName, NameSuffix, TitleDescription, CompanyName, StreetAddress, StreetAddress2, City, State, Country, PostalCode, Email: These fields are used to identify the recipient of the certified copy.
 - Quantity:

Specifies the number of physical copies requested.
- **Email**

SendToAddresses/Email – Each email addresses to which the certified copy was sent.

“_sentFrom” is the address the email was sent from.
- **Link**

“_href” is the HTML link used to access the certified copy.
- **File**

“_fileType” is the type of the BASE64 found in the EMBEDDED_FILE node.

 - **EmbeddedFile:** Follows the existing embedded file standards for PRIA documents and is used for including an eCertified copy of the recorded document.
- **Other**

Used by the recording jurisdiction to explain how to get the certified copy. This may be instructions from the jurisdiction on their process.
- **DeliveryNotes:**
 - May be different from the request and can include information that is not covered by the other fields, such as the reason for not delivering the certified copy.
- **Identifier:**
 - Unique identifier, if any, provided by the county.

Conclusion

The implementation of an eCertification request and delivery mechanism within the PRIA XML standard represents a significant step forward in modernizing the certification process for eRecorded documents, at the time of recording. By streamlining workflows, enhancing accessibility, and improving the efficiency of certification requests and deliveries, this initiative addresses the evolving needs of recording jurisdictions, business partners, and the public.

Through adoption, this standard will promote uniformity across jurisdictions, reduce costs, and provide greater convenience for all stakeholders. This eCertification White Paper adds XML to the existing [PRIA XML standards](#) v. 2.4.2 in the form of REQUEST and RESPONSE code snippets that may be implemented by an LRMS and used by an eRecording vendor.

This can pave the way for a more seamless, reliable, and efficient approach to electronic certification in the property records industry.