

PART 7

REAL ESTATE REGISTRATION

§1-701. Real Estate Registry Established.

For the purpose of securing accurate information in reference to the ownership of all real estate within the corporate limit of the Borough of a registry thereof shall be made and kept as hereinafter provided.

(Ord. 213, 10/28/1936, §1)

§1-702. Books, Maps and Plans Required; Duties of the Borough Secretary.

The Secretary shall cause to be kept all necessary books, shall cause to be made maps and plans as will show the situation and dimensions of each property in the Borough of Philipsburg, which books, maps or plans shall be prepared so as to show the Borough number and the owner of each lot, with provision for the names of future owners and date of future transfer of title. The said books, maps and plans shall be carefully preserved in the Borough and shall be so kept by addition, from time to time, or otherwise, as to show the ownership of every lot or piece of real estate or the subdivision thereof, within the Borough limits, with the successive transmission of title from the date of the commencement of such plans and certified copies, under the hand of the Borough Secretary of any of the entries in said book or upon such maps or plans may be furnished any person desiring the same for the fee or compensation in an amount to be established, from time to time, by resolution of Borough Council, for the use of the Borough.

(Ord. 213, 10/28/1936, §2; as amended by A.O.)

§1-703. Owners of Real Estate to Furnish Information and Have Deeds Registered.

It shall be the duty of all owners of unregistered real estate within the Borough limits within 1 month from the date of the approval of this Part and of any subsequent purchaser, devisee or person acquiring title in any manner whatsoever to any real estate therein, within 1 month after acquiring such title, to furnish to the said Secretary, at Borough office, descriptions of their respective properties, upon blanks to be furnished by the Borough and at the same time present their conveyances to be stamped by the Secretary. The Borough Secretary shall thereupon cause all conveyances or other instruments evidencing title to be entered upon the real estate registry and shall cause a notation to be made upon every instrument so presented that the same was duly indexed in said registry. A fee in an amount to be established, from time to time, by resolution of Borough Council for so indexing and recording such instruments shall be collected by the Borough Secretary prior to the registry thereof.

ADMINISTRATION AND GOVERNMENT

(Ord. 213, 10/28/1936, §3; as amended by Ord. 398, 3/19/1957, §1; by Ord. 463, 6/6/1960, §1; and by A.O.

§1-704. Duties of Sheriff and Recorder of Deeds.

The Sheriff of Centre County shall present for registry the deeds of all property within the Borough limits sold by him at judicial sales, whether in partition or otherwise and the Recorder of Deeds of said County shall not admit for record any deed for any Borough property bearing date subsequent to the approval of this Part, unless the same shall have first been duly stamped as herein directed as proof of registry.

(Ord. 213, 10/28/1936, §4; as amended by Ord. 332, 12/7/1953, §2)

§1-705. Penalties.

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(Ord. 223, 10/28/1936; as amended by Ord. 332, 12/7/1953, §3; by Ord. 888, 3/2/1981, §1; and by A.O.