
ERER Task Force Pilot Phase 1 - Project Status Reports

<Example> County - Report No. 1

5/1/2003

Report for: Beth McInerney, Project Coordinator State of Minnesota ERER Task Force, John Engerholm, Erin Hultgren, The Navis Group, LLC

Submitted by:

1. Deliverables Summary:

Deliverable	Status Notes	% Complete	Target Date	Completion Date
Baseline Measurements				
Pilot Measurements Matrix				
Cost Benefit Table				

1.1 Deliverables Details: (Update as you have the answers)

1.1.1 Baseline Measurements:

Phase 1 – Satisfaction	Pre-Pilot Cost/Measurement	Phase 1 Cost/Measurement
Number of Satisfaction Documents Processed (1 year)		
Number of Staff Involved in Processing Satisfaction Document (From receipt of Satisfaction until it is returned to submitter)		
Staff Hours Spend Processing – Average Cost Per Hour -> Total Internal Cost Example: employee A earns \$20/hr and (on average) spends 2 hours a day on Satisfaction. Employee B earns \$10/hr and spends 1.5 hours a day on Satisfaction. The calculation is as follows: $(\$20 \times 2) + (\$10 \times 1.5) = \$55$ **When calculating hourly pay rates for employees, include benefits as compensation in the hourly rate.**		
Average Staff Processing Cost Per Document (Total Internal Costs/ Number of Documents Processed)		

Cost from above answer/ Number of Satisfaction Processed (on average) for one day		
Number of Satisfaction Documents Rejected (in 30 consecutive days)		
Average Number of Days From Date of Receipt to Date Indexed for Satisfaction Average for a year		
Delivery Cost Per Document Average cost per document. Example: (\$.37 + cost of envelope)		
Total Delivery Costs for Satisfaction Document (mail, FedX, courier, etc.) (Delivery cost per document x # of documents processed in 1 year)		
System Maintenance (cost of maintaining system, IT costs, etc.) 1 year Estimate the % of total documents Satisfaction account for (e.g. 15%). Multiply this times the total cost of maintaining current recording systems.		
Other Expenditures for Satisfaction (description and amount) (e.g. banking costs, customer service, etc.)		
Other Savings for Satisfaction (description and amount)		
Phase 1 – Certificate of Release	Pre-Pilot	Phase 1

	Cost/Measurement	Cost/Measurement
Number of Certificate of Release Documents Processed (1 year)		
Number of Staff Involved in Processing Certificate of Release Document (From receipt of COR until it is returned to submitter)		
Staff Hours Spend Processing – Average Cost Per Hour -> Total Internal Cost Example: employee A earns \$20/hr and (on average) spends 2 hours a day on COR's. Employee B earns \$10/hr and spends 1.5 hours a day on COR's. The calculation is as follows: $(\$20 \times 2) + (\$10 \times 1.5) = \$55$ **When calculating hourly pay rates for employees, include benefits as compensation in the hourly rate.**		
Average Staff Processing Cost Per Document (Total Internal Costs/ Number of Documents Processed) Cost from above / Number of COR's Processed (on average) for one day		
Number of Certificate of Release Documents Rejected (in 30 consecutive days)		
Average Number of Days From Date of Receipt to Date Indexed for Certificate		

of Release Average for a year		
Delivery Cost Per COR Document Average cost per document. Example: (\$.37 + cost of envelope)		
Total Delivery Costs for the Certificate of Release Document (mail, FedEx, courier, etc.) (Delivery cost per document x # of documents processed in 1 year)		
System Maintenance (cost of maintaining system, IT costs, etc.) 1 year Estimate the % of total documents COR's account for (e.g. 15%). Multiply this times the total cost of maintaining current recording systems.		
Other Expenditures for Certificate of Release (description and amount) (e.g. banking costs, customer service, etc.)		
Other Savings for Certificate of Release (description and amount)		

1.1.2 Pilot Measurement Matrix

ERER Task Force Consideration	Standards Recommendation	Measurement Question	Findings
<p>1. Cost / Benefit Consider studying existing system configurations, hardware types, outsourcing practices, and vendor choices.</p>	<p>included in interviews and surveys</p>		
<p>2. Consider estimating the extent to which existing systems will require modification or replacement to accommodate any changes that the ERER Task Force recommends.</p>	<p><u>Model 3: Fully electronic</u> – At this level the entire recording process can be completed without manual intervention. The submitter creates an XML based electronic document that includes both data and presentation information. This document is wrapped with a digital signature and may also include digitized signatures. Once received, the county systems will validate document integrity and proceed with automated indexing. Business rules will be used to validate recordability and an image of the</p>	<p>County: What model of e-recording did your county pilot test with Trusted Submitters?</p> <p>How much system re-use did you experience?</p> <p>As a result of decreased data entry responsibilities at the county, has elapsed recording time been affected?</p>	<hr/> <hr/> <hr/>

	<p>document will be generated which becomes the document of record. Receipt and recording information is returned to the submitter electronically. This level provides the greatest efficiency improvement since no manual intervention is required and processing time is greatly reduced.</p> <p>Model 3</p> <p>Pro:</p> <ul style="list-style-type: none"> • Model 3 allows for the greatest reduction in work effort by eliminating data entry at the county. Because of this, elapsed recording time is also significantly reduced. • Since robust validation rules can be implemented, the document rejection rate should be greatly improved. • The private sector should realize a reduced work effort because of process flow efficiencies provided by model 3. • This model should promote 	<p>Did your current system require significant modifications or replacements to accommodate e-recording?</p> <p>How much manual intervention was needed in the automated process?</p> <p>What is the rejection rate? What are the top 3 reasons for rejection?</p> <p>Trusted Submitter: What modifications did you need to make or plan to make to accommodate e-recording?</p> <p>Do you think these</p>	<hr/> <hr/> <hr/> <hr/>
--	--	---	-------------------------

	<p>more business-to-business integration throughout the Real Estate industry as electronic processing pushes further upstream.</p> <ul style="list-style-type: none"> • Because of digital signatures and encryption, document integrity improves over model 1 or 2. <p>Con:</p> <ul style="list-style-type: none"> • With automation comes complexity. Additional business rules and processing steps must be encapsulated within the system. • Both the private sector and counties will need to implement systems more complex than those required at model 1 or 2. Because of the additional complexity, model 3 applications are more costly to develop and implement. • Because of the complexity of implementation, full model 3 integration may not be practical for many counties. 	<p>modifications will be beneficial in your work with counties?</p> <p>How much manual intervention was needed in the automated process?</p> <p>What is the rejection rate? What are the top 3 reasons for rejection?</p>	<hr/> <hr/> <hr/>
<p>3. Consider updating the results of the</p>	<p>Determined as out-of-scope for project</p>		

<p>county-by-county survey regarding tract indexes, Torrens, and other matters that the county recorders are currently conducting.</p>			
<p>4. Consider inventorying the major categories of land-related records that counties currently maintain, including, for example, zoning maps, building permit files, wetland and other natural resource inventories, and property tax records.</p>	<p>Included in interviews and surveys</p>		
<p>5. Consider using its website to keep public-sector employees, private-sector users, and the general public informed of the EPER Task Force's progress, as a way of evaluating its ideas and building support for its final</p>	<p>Complete</p>		

recommendations			
6. Consider conducting pilot studies of different types of electronic recording technology in a small cross-section of counties including, for example, rural as well as metropolitan counties, before recommending any such technology for statewide use.	Pilot Testing Phase		
7. Consider modeling the major public and private sector functions and workflows associated with real estate recording, both inside and outside of government, in order to identify tasks that are affected by real estate recording.	Current State Model		
8. Consider studying (i) what other states have done with respect to authenticating,	Out-State Interviews/ Summary & Matrix		

<p>securing, and determining the recording priority of recordable instruments, and (ii) how U.S. systems other than real estate recording systems (for example, UCC filings, state and federal court filings) address those concerns.</p>			
<p>9. Consider explaining how the ERER Task Force will produce its work, including, for example, through subcommittees, by supervising the work of a new ERER Task Force staff, by retaining consultants, or through a combination of those approaches.</p>	<p>Completed</p>		
<p>10. Consider preparing a timeline for future ERER Task Force work.</p>	<p>Completed</p>		

E-Recording Standards			
<p>11. Consider emphasizing the overriding importance of identifying features that will both (i) facilitate or enhance county recorders' numbering, indexing, recording, payment, verification of receipt, certification, return of documents, and on- and off-site customer access services, and (ii) foster procedures and policies that promote uniform, secure, accessible, and user-friendly electronic creation, transmission, recording, storage, retrieval, and preservation of, as well as payment for, real estate documents.</p> <p><u>Payment Method</u></p>	<p>Recommended Standards:</p> <p>1. Implement escrow accounts with business partners for payment of taxes and fees.</p>	<p>County: What kind of payment account is used at your county?</p> <hr/> <p>Was it convenient?</p> <hr/> <p>What issues have you encountered?</p> <hr/> <p>Trusted Submitter: Were you already set up to sue the same payment method as the county? If no, was it convenient to setup?</p> <hr/> <p>Did you need to modify your system to perform financial transactions with the county for pilot testing? If yes, please explain.</p> <hr/> <p>Are you using this payment method for</p> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

		more than just e-recording?	
<p>11. Consider emphasizing the overriding importance of identifying features that will both (i) facilitate or enhance county recorders' numbering, indexing, recording, payment, verification of receipt, certification, return of documents, and on- and off-site customer access services, and (ii) foster procedures and policies that promote uniform, secure, accessible, and user-friendly electronic creation, transmission, recording, storage, retrieval, and preservation of, as well as payment for, real estate documents.</p> <p><u>Use Case</u></p>	<p>Recommended Standards:</p> <ul style="list-style-type: none"> • Adopt the satisfaction, certificate of release, and closing package use cases as Minnesota standards. 	<p>County: Was the Use Case useful for designing new processes?</p> <p>What issues have you encountered in complying with the adoption of these Use Cases?</p> <p>What specifically did you adopt or change?</p> <p>Trusted Submitter:</p> <p>Was the Use Case useful for designing new processes?</p> <p>What issues have you encountered in complying with the adoption of these Use</p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

		<p>Cases?</p> <p>What specifically did you adopt or change?</p>	<hr/> <hr/>
<p>11. Consider emphasizing the overriding importance of identifying features that will both (i) facilitate or enhance county recorders' numbering, indexing, recording, payment, verification of receipt, certification, return of documents, and on- and off-site customer access services, and (ii) foster procedures and policies that promote uniform, secure, accessible, and user-friendly electronic creation, transmission, recording, storage, retrieval, and preservation of, as well</p>	<p>Recommended Standards:</p> <ul style="list-style-type: none"> The best practice workflow should be used as a starting point for counties as they refine their document recording process. 	<p>County: Was the workflow useful for designing your processes?</p> <p>What issues have you encountered in complying to the adoption of this work flow?</p> <p>What specifically did you adopt or change?</p> <p>Trusted Submitter: NA</p>	<hr/> <hr/> <hr/> <hr/>

<p>as payment for, real estate documents.</p> <p><u>Workflow</u></p>			
<p>11. Consider emphasizing the overriding importance of identifying features that will both (i) facilitate or enhance county recorders' numbering, indexing, recording, payment, verification of receipt, certification, return of documents, and on- and off-site customer access services, and (ii) foster procedures and policies that promote uniform, secure, accessible, and user-friendly electronic creation, transmission, recording, storage, retrieval, and preservation of, as well</p>	<p>Recommended Standards:</p> <ul style="list-style-type: none"> • Images created or submitted as part of electronic recording should be archived with existing document images. 	<p>Has compliance to storing images been an issue?</p> <p>Do you provide data and image retrieval?</p> <p>Have people wanted the data portion along with images?</p> <p>Trusted Submitter: NA</p>	<hr/> <hr/> <hr/>

<p>as payment for, real estate documents.</p> <p><u>Storage / Retrieval</u></p>			
<p>12. Consider requiring that any technology-based improvements to existing systems that it recommends provide for long-term maintenance and development of electronic real estate recording, including the migration, conversion, and preservation of data over time.</p> <p>15. Consider the implications of integrating existing paper, microfilm, microfiche, and optical methods of storing real estate documents with any digital, encrypted, or other document formats that the ERER Task Force recommends, to help make access to and</p>	<p>Recommended Standards:</p> <ul style="list-style-type: none"> • Images created or submitted as part of electronic recording should be archived with existing document images. 	<p>County: Have you experienced any issues archiving images sent with electronic filings?</p> <p>How do you provide access to existing documents and to e-recorded documents? Is there a difference in accessibility or processes to access these records?</p> <p>Are all images sent electronically being archived?</p> <p>Do you archive XML data along with the archived image?</p>	<hr/> <hr/> <hr/> <hr/>

<p>searches of the real estate recording system as seamless and uniform as possible.</p>		<p>Trusted Submitter: NA</p>	
<p>13. Consider how to build a framework for sharing and communicating information that would rely on existing, recognized policies and standards for technology, metadata, or data, and that would best support and improve procedures for recording, gaining access to, searching, preserving and retrieving real estate records.</p>	<p>Recommended Standards:</p> <ul style="list-style-type: none"> • Adopt the best practice workflows as Minnesota standards. • Adopt the satisfaction and closing package use cases as Minnesota standards. • Adopt the satisfaction, certificate of release, deed, assignment, certificate of real estate value, and affidavit of purchaser for Torrens property as Minnesota standards. • Adopt the data element list as Minnesota standards. 	<p>County: Did you find the schema useful?</p> <p>Did you have to make significant changes to the schema as presented? If yes what were those?</p> <p>What elements of the schema, workflow, data elements, use cases or standards have presented issues in your county and processes?</p> <p>Trusted Submitter: Did you find the schema useful?</p>	<hr/> <hr/> <hr/> <hr/>

		<p>Did you have to make significant changes to the schema as presented? If yes what were those?</p> <p>What elements of the schema, workflow, data elements, use cases or standards have presented issues in your county and processes?</p>	<hr/> <hr/>
<p>14. Consider developing performance standards for electronic management of real estate records that do not specify particular hardware or software applications.</p>	<p>Recommended Standards: Document standards must be created using technology that is platform neutral.</p>	<p>County: Is your application free to accept filings from a Trusted Submitter using a different technology platform? From which Trusted Submitters and what platform do they use?</p> <p>Are there any issues with your transmissions?</p> <p>Trusted Submitter:</p>	<hr/> <hr/>

		<p>Is your filing software able to submit to any county's technology?</p> <p>What counties are you working with and what platform do they use?</p> <p>Are there any issues with your transmissions?</p> <p>What modifications did you have to make to transmit to another county once implemented?</p>	<hr/> <hr/> <hr/> <hr/>
<p>16. Consider the many ancillary functions that are part of the real estate recording process, including for example (i) collection of deed and mortgage registry taxes;</p>	<p>Recommended Standards: Implement escrow accounts with business partners for payment of taxes and fees.</p> <p>Recommended Standards:</p>	<p>Phase 2 Issues:</p> <p>County: How does your e-system flag a document as a split? Is this process working</p>	<p>Phase 2 Issues:</p> <hr/>

<p>recording, well and conservation fees; special assessments and past-due real estate taxes; and Green Acres amounts, (ii) disclosure of information regarding wells and waste disposal systems, (iii) subdivision of land and lot-splitting, (iv) filing of Affidavits of Purchaser and Examiner’s Directives in the Torrens system, and (v) with respect to real estate conveyances, verification of the tax parcel number; determination of the assessed value of the real estate; and disclosure of the name and address of the new taxpayer.</p>	<p>Implement a process for identifying divisions or splits and removing them from the electronic recording process, so that they can be manually recorded.</p>	<p>well?</p> <p>Does the manual recording process seem to be the best work around?</p> <p>Do the escrow accounts work for collecting funds in different departments?</p> <p>Trusted Submitter: Are the fees the same as what you had calculated? If not, why?</p>	<hr/> <hr/> <hr/>
<p>17. Consider ensuring that any electronic real estate recording system</p>	<p>Recommended Standards: Social Security Number data element within the certificate of</p>	<p>County: Is the vendor package providing a thorough audit trail of</p>	

<p>that the ERER Task Force recommends accommodates citizens' statutory rights to privacy and confidentiality of sensitive data and information as well as lawful uses of the real estate record, and supports units of government that are authorized to (i) revise, supplement, or otherwise modify certificates of real estate value (CRVs) and other documents that part of the real estate recording process, (ii) search and compile such data for purposes unrelated to real estate recording, and (iii) require an audit trail of particular real estate transactions.</p>	<p>real estate value must be encrypted and viewable only by the Department of Revenue.</p> <p>Applications developed to support electronic recording must comply with Minnesota statute 13.</p>	<p>real estate transactions? Are there any issues working with this audit trail?</p> <p>In reference to Statute 13, is there free (no charge) access to data, and more specifically e-recorded data at the county?</p> <p>Phase 2 Issue:</p> <p>Does SS# appear encrypted upon receipt?</p> <p>Trusted Submitter: Does encrypting the SS# in an e-transaction present issues or concerns for your clients?</p>	<hr/> <hr/> <hr/> <hr/>
<p>18. Consider requiring</p>	<p>Phases 1 and 2 were identified.</p>		

<p>that any enhancements or changes to existing applications that the EREC Task Force recommends be designed to be developed in phases and adaptable to various systems.</p>	<p>Phase 1, Satisfaction and Certificate of Release</p> <p>Phase 2, all others</p>		
<p>19. Consider whether a tract index should be mandatory in all counties, and if so, whether it should replace the grantor-grantee index as the official index.</p>	<p>Recommended Standards: Applications developed to support electronic recording should utilize the standards for PIN and legal description to create tract index entries, as soon as is practical.</p>	<p>County: What issues does the county experience or foresee in using standards for PIN and the use of legal description?</p> <hr/> <p>Trusted Submitter: Does the use of standards around PIN and use of Legal Description affect the efficiency in filing documents with the county?</p> <hr/> <p>Does e-recording provide better access</p>	<hr/> <hr/>

		to this information?	_____
20. Consider recommending the creation, evaluation, and revision of uniform indexing standards to facilitate computerized searches, for example, by clarifying whether “John Smith Truck Co.” will be indexed as Smith, John, Truck Co. or as John Smith Truck Co., and whether a name that starts with “Saint” be indexed as Saint, St., or St.	<p>Recommended Standards:</p> <p>Adopt the PRIJTF indexing guidelines as a statewide standard.</p> <p>Maintain the indexing standards through the same maintenance organization responsible for Minnesota document standards.</p>	<p>County: Did you implement the indexing guidelines? If so, how far back in the data did you go to adapt to this change?</p> <p>What major changes did you have to make?</p> <p>What percentage of data was changed? Did you have to print new reports, etc?</p> <p>Trusted Submitter: NA</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
21. Consider whether use of any uniform indexing standards should be mandatory; whether such use should be prospective only; and if indexing	<p>Recommended Standards:</p> <p>Require adoption of uniform indexing standards as counties move to electronic recording.</p> <p>Implement uniform indexing</p>	<p>County: What issues do you experience or foresee in using a standardized indexing system?</p>	<p>_____</p>

<p>standards are to be used retrospectively as well as prospectively, how far back in time existing indexes should be amended.</p>	<p>standards prospectively only.</p>	<p>How has a standard indexing system affected your process?</p> <p>Trusted Submitter: How has a standard indexing system at counties affected your process?</p> <p>How has your data entry processes changed to comply with indexing standards?</p>	<hr/> <hr/> <hr/>
<p>22. Consider defining the term “real estate records,” including, for example, clarifying whether probate records and judgments are included.</p>	<p>Recommended Standards:</p> <p>Adopt the satisfaction, certificate of release, deed, assignment, certificate of real estate value, and affidavit of purchaser for Torrens property as Minnesota standards.</p> <p>Adopt the MISMO e-mortgage standard as the Minnesota standard.</p>	<p>NA</p>	<p>NA</p>

<p>23. Cost / Benefit - Consider studying the costs and benefits of linking real estate records with other layers of public data including, for example, data regarding transportation, hydrology, topography, and political boundaries, as part of the statewide geographic information system (GIS).</p>	<p>Recommended Standards:</p> <p>Counties that are planning on implementing GIS should plan for inclusion of PIN numbers in their recording systems so that integration with GIS will be supported.</p>	<p>County: Has PIN been a part of your system in the paper world?</p> <p>Has the inclusion of PIN in the e-filings created any issues? If so, please explain.</p> <p>Trusted Submitter: Has the inclusion of PIN affected your filing process with a county? If so, please explain.</p>	<hr/> <hr/> <hr/>
<p>24 Consider creating a simplified platting process that would facilitate reference to real estate parcels that are subject to metes and bounds or other complex legal</p>	<p>Determined Out of scope</p>	<p>NA</p>	<p>NA</p>

descriptions:			
<p>25. Consider recommending the inclusion of parcel identification numbers (PINs), geographic information system (GIS) identifiers, or other unique labels in recordable instruments to foster cross-referencing among real estate records and other layers of public data such as city assessor's records and Minnesota Department of Revenue records.</p>	<p>Recommended Standards:</p> <p>A data element for PIN is included in the document standards as an optional field to accommodate entry into tract index and allow for future integration with GIS and other systems. The PIN number should have the following characteristics:</p> <ul style="list-style-type: none"> • It should be unique • It should not be reused • It should be retained in perpetuity <p>The application should support tracking a split property to the original property</p> <p>Counties should implement PINs on a prospective basis</p>	<p>County: How does the PIN standard affect your current process at the county?</p> <hr/> <p>Trusted Submitter: Do standardized PIN numbers affect the processes at your office?</p> <hr/>	

<p>26. Consider identifying the entity(ies) that will be responsible for developing and updating standards for the content and format of electronic real estate records.</p>	<p>Recommended Standards: Retain a subset of the EREER Task Force to serve as the initial standards maintenance board.</p>	<p>NA</p>	<p>NA</p>
<p>27. Legal – Consider making user-friendly, reliable, and convenient on- and off-site public access to real estate records an important goal of any authentication, security, and recording-priority standards that it proposes. (Chapter 13 mandate)</p>	<p><u>Legal Consideration #12 Definition of the Official Record (Access and Reproduction).</u></p> <p>There is concurrence that a definition of what comprises the “official record” of an e-recorded document is needed and that such “official record” will be the image of the transaction rather than the entire transaction itself (for each document). Legislation will be necessary to create such a definition. This item is on the long-term “to do” list of the Legal Subcommittee.</p>	<p>County: Is access to both data and image provided?</p> <p>How has this access to data been provided? Is access provided on-line , in house or both ?</p> <p>Is access provided free of charge? What are the charges, if any? Do vendors provide access to the data? What are their charges?</p> <p>How has this access to data been provided?</p> <p>Are there any security</p>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

		<p>issues involved that were not present in the paper process? Please explain.</p> <p>Does e-filing provide better or timelier access to data? Please explain.</p> <p>Trusted Submitter: NA</p>	<hr/> <hr/>
<p>28. Legal – Consider identifying the legal issues involved in determining the recording priority of instruments filed in person, by mail, and electronically.</p>	<p>Legal Consideration #4 <u>Recording Priority vis-à-vis Delivery Method</u></p> <p>There appears to be a consensus that the date and time of acceptance should govern priority, but that each county would or should have discretion to set its own policy in regard to the precise process of affixing such date and time to documents.</p>	<p>County: Does your county utilize date / time of acceptance as the priority for documents?</p> <p>Define your policy to affixing date and time to each process used to deliver filings to the county office.</p> <p>How did you integrate the acceptance of e-recorded documents into your current process?</p> <p>What are the hours of</p>	<hr/> <hr/> <hr/>

		operation for e-recording? Trusted Submitter: NA	
29. Legal— Consider surveying the Uniform Electronic Transactions Act, Data Practices Act, Official Records Act, Records Management Act, Torrens statute, recording act, laws concerning notarial acts, and all other Minnesota statutes and regulations (i) to determine which should be amended or repealed in response to the introduction of electronic technology into the real estate recording system, and (ii) to identify any new legislation that may be required.	Legal Consideration #1 Pilot Project Enabling Legislation Pilot Activity: Legislation has been adopted as Chapter 365 of the 2002 Session Laws to authorize the pilot project(s). It is considered adequate to permit “live” e-recordings. The standards necessary to the pilot(s) will be established by the ERERTF. Long Term ERER: Legislation permanently setting post-pilot statewide standards for e-recorded documents and any associated non-standard surcharge provisions will be needed upon completion of the pilot project(s). That permanent legislation is on the Legal Subcommittee’s long-term “to do” list.	NA	NA
30. Legal—	Legal Consideration #11	NA	NA

<p>Consider studying who should bear the financial risk of breaches in security and other problems that might arise with the introduction of electronic technology into the real estate recording system.</p>	<p>Allocation of Risk for E-Recording Problems.</p> <p>There is apparent concurrence that there should be no difference between e-recording and the current paper process in regard to this issue and so no further action is recommended.</p>		
<p>31. Cost / Benefit – Consider estimating the costs and benefits of (i) operating the real estate recording system in its current form, and (ii) implementing and maintaining any technology upgrades or other changes that the ERER Task Force recommends.</p>	<p>See Cost / Benefit Chart, Attachment A.</p>		
<p>32. Cost / Benefit – Consider the appropriateness and feasibility of making recording and similar fees, as well as copying</p>	<p>Recommendation:</p> <p>Mechanisms to improve access to county fee structures should be included in applications developed to support electronic</p>	<p>County: How has your county provided it's fee structure information to Trusted Submitters?</p> <hr/>	

<p>and certification charges, uniform in all counties.</p>	<p>recording.</p>	<p>Trusted Submitter: Are the pilot county fee structures more easily accessible? Please explain.</p>	<hr/>
<p>33. Cost / Benefit – Consider public and private funding alternatives, Internet advertising, new user access fees, a new statewide technology trust fund, and allowing counties to retain current mortgage registry and deed taxes and the recording surcharge as possible revenue sources, in order to assure that every county can pay for any technology upgrades or other electronic real estate recording initiatives</p>	<p>See E. Funding Sources discussion in Cost / Benefit Analysis document.</p>	<p>NA</p>	<p>NA</p>

<p>that the EREER Task Force recommends:</p>			
<p>34. Cost / Benefit – Consider proposing that the legislature offer counties financial or other incentives (1) to adopt uniform indexing standards prospectively, and (2) to amend existing indexes to comport with them.</p> <p>36. Consider proposing educational, financial, or other incentives to encourage those in the public and private sector that currently use the real estate record system to participate in any electronic recording initiatives that the EREER Task Force recommends.</p>	<p>Recommendation:</p> <ul style="list-style-type: none"> — Provide early adopters of electronic recording with an opportunity to participate in the standards maintenance organization. — Evaluate Task Force objectives to determine if public support is appropriate. — Initiate education campaign directed to counties and trusted submitters on benefits of electronic recording. 	<p>NA</p>	<p>NA</p>

<p>35. Cost / Benefit – Consider protecting, to the extent feasible, the significant public and private sector investments in real estate record systems that have been made to date.</p>	<p>Recommendation: – Document standards must allow for systems to be extended rather than replaced</p>	<p>Cost / Benefit Chart Below:</p>	<p>Cost / Benefit Chart Below:</p>
<p>37 Cost / Benefit – Consider whether it is appropriate and feasible for counties to collect filing fees and other revenues associated with the real estate recording process electronically.</p>	<p>Recommendation: Implement escrow accounts with trusted submitters for payment of taxes and fees. Investigate alternative payment options as part of the pilot process or prior to standards implementation.</p>		
<p>Other Technical Considerations – Electronic Signatures</p>	<p>Recommended Standards: Parties should establish separate key pairs for digital signatures and encrypting data. Multiple parties should not sign the same data.</p>	<p>Trusted Submitters: Did your company utilize separate key pairs for digital signatures? If not, what did you do instead? Did you encrypt your data? If not, what did</p>	<hr/> <hr/>

		<p>you do instead?</p> <p>Did parties sign separate pieces of data? If not, what did you do instead?</p> <p>What issues did you experience as a result of this standard?</p>	<hr/> <hr/>
Namespace	<p>Recommended Standards:</p> <p>The target namespace for standards should be</p> <p>http://www.erertf.org/0.1/schema</p>	NA	NA

Attachment A

Cost Benefit Analysis Template

1.1.3 Cost / Benefit

Implementation Costs

	Analysis Phase	Design Phase	Development Phase	Testing Phase	Implementation Phase	Total	Pilot Testing On-Going Costs
Labor - Staff - Total Hours and Cost							
Labor - Contract - Total Hours and Cost							
Hardware - Description and Cost							
Software - Description and Cost							
Digital Certificate							
Infrastructure							
Training - Total Hours and Cost							
Maintenance Contract							
Transaction Fees							
Other							
Total							

Quantitative Benefits

	Public	Private	Total Annual
Filing Fee (ERERTF portion only)			
Reduced Processing Time	Reduction in what function	Reduction in what function	
	Reason for reduction	Reason for reduction	
	Total time saved	Total time saved	
Productivity Savings	Savings in what function	Savings in what function	
	Reason for productivity saving	Reason for productivity saving	
	Total time saved	Total time saved	

Expense Reduction

Employee Reallocation

Improved Customer Satisfaction

In what function
Reason for Cost Savings
Total Savings

Removed from what function
Added to what new function

Explain experience / results

In what function
Reason for Cost Savings
Total Savings

Removed from what function
Added to what new function

Explain experience / results

2. Ongoing Pilot Risks:

Risks Identified	Phase Risk Identified	Mitigation Strategy

3. Implementation Findings:

Phase	Findings
Development	
Implementation	
Testing	

4. Best Practices Identified:

Phase	Practices
Development	
Implementation	
Testing	