

STATE OF SOUTH CAROLINA
OFFICE OF THE SECRETARY OF STATE
MARK HAMMOND



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**Secretary of State Mark Hammond Announces Regulations to Implement the
Uniform Real Property Recording Act**

COLUMBIA - Regulations to implement the provisions of the Uniform Real Property Recording Act have been signed by Governor Mark Sanford. Legislation previously enacted by the General Assembly allowed for the permissive filing of electronic documents in the Register of Deeds and Clerk of Court's Offices and required the Electronic Recording Committee, comprised of county officials and members of the real estate and title communities under the direction of Secretary Hammond, to set forth the standards for implementing the legislation.

The Electronic Recording Committee was chaired by Secretary of State Mark Hammond. "It was an honor to be asked by the General Assembly to chair the Electronic Recording Committee," said Hammond. I would like to thank all the committee members for their work to ensure that the provisions of the Act may now be implemented with the adoption of these new regulations. These guidelines will allow for electronic filings in the county Clerk of Court's and Register of Deeds Offices speeding up the filing process and saving the taxpayer's time and money."

Committee members included Tim Nanney, Greenville County Register of Deeds, Scott Suggs, Darlington County Clerk of Court, Ken Hasty, Calhoun County Clerk of Court, Susan Stewart, member of the South Carolina Bar Association, and Vice President and State Counsel of First American Title Insurance Company, as well as Peggy Powell, of Stewart Title Guaranty Company, and Nick Kremydas of the South Carolina Association of Realtors.

Committee member Tim Nanney stated, "Clerks and Registers from across the state have been working on this legislation for over five years. We are excited to now be able to record documents electronically in each of our counties. Electronic recording is an important advancement for recording offices in the State of South Carolina as it helps us move toward a more cost effective, efficient, and secure means to record documents. The integrity of the archival function of the county public records will be enhanced as counties begin the implementation of the electronic recording process throughout the state. The real estate industry, abstracting and title companies, and the general public all rely heavily on the accessibility and accuracy of county records. Electronic recording will enhance the recording process for the legal community by offering a secure and efficient means to record documents from their offices utilizing existing technologies."

Susan Stewart added, “The completion of the standards provides the framework for South Carolina recording offices to begin accepting documents for public record by electronic means. It is the final piece needed to complete a fully paperless closing. Deeds and liens can instantly be made a part of the public record, affording better protection of the public, particularly in a time when fraud is so prevalent. This also allows documents executed in one county to be filed in a county at the other end of the state without delay. The real estate community appreciates the efforts of Mark Hammond's office in bringing this to fruition.”

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