

16104455D

**SENATE BILL NO. 87****AMENDMENT IN THE NATURE OF A SUBSTITUTE**

(Proposed by the Senate Committee for Courts of Justice  
on February 1, 2016)

(Patron Prior to Substitute—Senator Garrett)

*A BILL to amend and reenact § 17.1-258.3:1 of the Code of Virginia, relating to circuit court clerks; maintenance of land records.*

**Be it enacted by the General Assembly of Virginia:**

**1. That § 17.1-258.3:1 of the Code of Virginia is amended and reenacted as follows:**

**§ 17.1-258.3:1. Electronic filing of land records; paper form.**

A. A clerk of a circuit court may provide a network or system for electronic filing of land records in accordance with the Uniform Real Property Electronic Recording Act (§ 55-142.10 et seq.) and the provisions of Article 2.1 (§ 55-66.8 et seq.) of Chapter 4 of Title 55 regarding the satisfaction of mortgages. The clerk may charge a fee to be assessed for each instrument recorded electronically in an amount not to exceed \$5 per document. The fee shall be paid to the clerk's office and deposited by the clerk into the clerk's nonreverting local fund to be used to cover operational expenses as defined in § 17.1-295. The clerk may require each filer to provide proof of identity to the clerk. The clerk shall enter into an electronic filing agreement with each filer in accordance with Virginia Real Property Electronic Recording Standards established by the Virginia Information Technologies Agency. Nothing herein shall be construed to prevent the clerk from entering into agreements with designated application service providers to provide all or part of the network or system for electronic filing of land records as provided herein. Further, nothing herein shall be construed to require the electronic filing of any land record, and such records may continue to be filed in paper form.

*B. The clerk shall maintain a disaster plan, as defined in § 42.1-77, for recovery of any land record in possession of the clerk that is maintained as an electronic record.*

**2. That the provisions of this act shall become effective on July 1, 2017.**