



STATE OF CONNECTICUT
CONNECTICUT STATE LIBRARY



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Testimony of
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Concerning Raised Bill No. 594
AN ACT ADOPTING THE UNIFORM REAL PROPERTY ELECTRONIC RECORDING
ACT
March 12, 2007

The Connecticut State Library acknowledges the need to establish a uniform standard for the electronic recording of land records in Connecticut and supports Raised Bill No. 594.

For almost 100 years the State Library has had oversight and statutory authority over the way local records, especially land records, are maintained by Connecticut municipalities. Connecticut General Statutes Sec 7-23 states that the town clerks may record documents by transcribing, photographic, micrographic, electronic imaging, or any other process approved by the Public Records Administrator.

It is our reading of this bill that it allows town clerks to do electronic recordings but does not require that a town do so. It is also our reading of this bill that towns can accept both electronic and paper real property documents and that the intent of this act is to deal only with land recordings and not all documents received by town clerks.

It is further our reading of this bill that we would not be required to have regulations or standards in place by October 1, 2007. We have a number of standards in place now such as "Standards for the Use of Imaging Technology" and we would suggest that it might be more efficient if we were to implement standards first and then regulations as needed. Standards allow us to respond more quickly to changing technologies.

If the Committee decides to move forward with the bill, and again we would encourage you to do so, we have several technical changes we would like to suggest for clarity or for harmonization with any relevant Uniform Codes or existing statutes. For example, it is the State Librarian, with the approval of the State Library Board, who adopts regulations relating to records in the state (Sec 11-8) not the Public Records Administrator.

The State Library and the Public Records Administrator have worked with towns to establish standards and practices to ensure that the land records are properly maintained. We are concerned that the integrity of the land records be maintained as we enter the digital age. It will take time to develop additional standards, practices and training as well as additional financial resources to implement electronic recording. However, the Public Records Administrator and I believe that Connecticut needs to take this important step forward and we stand ready to work with the committee to insure the successful implementation of electronic land recording.