

Special Note: The following is a summary of the Minutes taken from the Recorder's Advisory Council meeting held on Thursday, March 14, 2013 and does not necessarily provide a detailed verbatim transcription of the Minutes.

MINUTES

**RECORDER'S ADVISORY COUNCIL
THURSDAY, MARCH 14, 2013
9:30 A.M.**

**CLARK COUNTY GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
1st FLOOR, PUEBLO ROOM
LAS VEGAS, NEVADA 89155**

Members Present

Debbie Conway, Clark County Recorder
Eugene Mendiola, Clark County Assistant Recorder
Tami Miramontes, Community Title Services of Nevada
Sheelagh Jones, Equity Land Title
Sara Sorbello, Equity Land Title
JR Albrecht, First American Title Company of Nevada
Sherry Carter, First American Title Insurance Company of Nevada
Michael Gilliam, FNTG Las Vegas Title Group
Joe Fitzgibbons, FNTG Las Vegas Title Group
Paul Bell, GLVAR- Prudential Americana Group
Rene Espinoza, Nations Title Company of Nevada
Lisa Forbes, Nevada Title Company
Brenda Durant, NexTitle
Kevin DiStefano, Noble Title
Jill Dalesandry, North American Title Company
Mandi Zollotuchen, Old Republic Title Company
Jack Woodcock, Prudential Americana Group, REALTORS
Renato Ritter, QUICKclaimUSA.com
Carolyn Paige, Republic Services
Jerry R. Smith, Tico Realty Group

Staff

Denise Gulia, Clark County Recorder's Office
Maurice Reid, Clark County Recorder's Office
Susan Wohlbrandt, Clark County Recorder's Office
Maggie Tellez, Clark County Recorder's Office
Georgia Brunson-Wright, Clark County Recorder's Office
Brandie Rangel, Clark County Recorder's Office
Courtney Hill, Clark County Recorder's Office
David Pierce, Clark County Assessor's Office
Chris Chong-Wong, Clark County Recorder's Office

I. **Call to Order**

Debbie Conway, Clark County Recorder, called the meeting to order at 9:33 AM.

II. **Introductions**

The committee members each introduced themselves and the companies that they represented.

III. **New Business**

a. **Approval of December 13, 2012 Minutes**

The RAC members unanimously approved the minutes.

b. **Legislative Updates**

Debbie Conway, Clark County Recorder, indicated there is some activity that is occurring at the legislature related to the Recorder's Office that staff has been watching closely.

Eugene Mendiola, Clark County Assistant Recorder, gave a brief update on the legislative bills. Assembly Bill 284 revises provisions relating to real property. It affects the Affidavit for Power of Sale, which would standardize the format requirements. The language of this bill is being cleaned up and finalized to present to the committees for the legislative session. Input is being gathered from the parties affected by the bill directly.

There are also two bills that will affect the way documents are being redacted. These do not have assigned numbers yet. However, the language in these bills affects the redaction of records from 2007 forward. **Jack Woodcock, Prudential Americana Group, REALTORS**, questioned the redaction process as well as liability for redacting the information. **Mendiola** responded that the redaction bill covers the redaction of personal information such as social security numbers, personal identification numbers, bank account information, and other information that could lead to identity theft. **Mendiola** noted that most government entities have not redacted the records due to lack of technology and/or manpower. Particularly with the records on microfiche, the documents will have to be digitalized in order to redact the information from the printouts. **Woodcock** expressed concern in regards to mistakes while redacting information as well as the possible liability. The Recorder's Association would like to redact from 2007 through the present. Currently, the Clark County Recorder's Office tries to redact personal information on all documents. In addition, most customers try not to present personal information on recorded documents. **Conway** added that the law specifies what needs to be redacted.

Mendiola continued with another bill that affects the cost of Real Property Transfer Tax (RPTT) hearing officers. Currently, the counties bear the cost of supplying hearing officers for customers who appeal RPTT decisions made by the specific counties. This bill would transfer these costs and responsibilities to the Department of Taxation. This bill has not been issued a number.

Next, **Mendiola** discussed Assembly Bill 220. This bill would prohibit certain fees relating to credit card transactions. Currently, fees are being charged by the third company providers for credit card handling. This is a convenience fee charge. This bill could potentially affect both over the counter and online orders if passed. If the convenience fees were prohibited by AB 220, this could cause the Recorder's Office to eliminate acceptance of credit cards. **Conway** expressed the public's concern and stated that the fee will be further reviewed by the

legislature. Prohibiting these fees entirely would have a large impact on both the customer and the industry.

Senate Bill 35 makes changes concerning the Employment Security Division of the Department of Employment, Training and Rehabilitation (DETR) which includes language that would affect the Recorder's Office. The proposed bill would waive all fees including copy fees. The main concern is if the customers are not paying for these costs, other taxpayer's would subsidize the cost. In response, opposition to SB 35 is asking that the language be revised.

Lastly, Senate Bill 74 was discussed. SB 74 deals with copy requests for records. **Mendiola** stated the bill will revise the current legislation that exists which would require the Recorder to provide copies immediately upon request. Revision of the proposed language has been requested.

In closing, **Conway** stated that the legislative session is winding down.

c. Marriages

Mendiola indicated that a workshop for officiants was held in anticipation of all of the marriages that occurred on Valentine's Day. The meeting was held to go over general guidelines and to help prevent and limit common errors. Clarification was provided in regards to recording requirements as well as to provide updates to laws and procedures that affected the officiants. In addition, a new process has been implemented in which a form has been created for tracking purposes. This form eases accountability and tracking of the certificates. Currently, this implementation of this new form has worked very well. **Conway** added that the workshop as well as the new implementation has been cost effective as money is being saved, and fewer certificates are being mailed back to the officiants for corrections.

d. Technology Updates

A handout for the technological enhancement goals for the upcoming year was distributed to the members. **Courtney Hill, Clark County Recorder's Office**, gave an update on the marriage certificate kiosk. **Hill** gave a brief explanation of the kiosk. Currently, the kiosk only allows the customer to purchase marriage certificates; however, research is being conducted to develop the kiosk to include the purchase of recorded items.

Additional technological enhancements include the development of the mobile website application. Currently, additional research is being conducted to add a field to the web application to include the dash in the instrument numbers for older recordings.

Woodcock expressed concern in regards to the trend of people not getting married as much. **Conway** responded that during the officiant workshop sessions, statistics were given for the amount of marriages. These statistics have shown a decline of marriage certificates being recorded. During one of these sessions, it was mentioned by the wedding officiants that this decline is most likely due to the recession.

Conway also added that the marriage kiosk will help alleviate the wait time for the customers which also allows the Recorder staff to work on other duties in the office.

Moreover, **Conway** mentioned that the Clark County Recorder's Office is the first to allow customers to order documents from their mobile phones. Statistics indicate that customers are able to use the mobile site to order documents which expedites the process for both the customer and the office.

Additional comments from RAC members ensued regarding the kiosk. **Conway** indicated that the kiosk is currently being tested. The Tenaya branch office will be the first location to get a kiosk. Additional locations that will be considered will include locations i.e. Henderson, Laughlin and eventually Mesquite. Feasibility to reduce travel times and costs will be looked at as well for possible locations. Members were invited to try out the kiosk after the meeting.

e. GLVAR Workshops

GLVAR will offer Records Research classes in April and August of this year. Notification from GLVAR will go out to members. Booklets will be used at the workshops and CEU credits are being considered.

f. Records Research Workshops

There will be Records Research workshops also offered to the public. It will be a 2 hour workshop. Flyers were distributed to the members. A signup sheet is available in the Records Research lobby of the Recorder's Office. A booklet containing information will be provided to each attendee at these workshops.

IV. Miscellaneous Discussions

Mendiola gave a brief update on the e-notary project. E-notary is the process of allowing a digital signature of a notary in place of the traditional wet signature. The Recorder's Office is collaborating with a representative from Simplifile and the Nevada Secretary of State for the development of the e-notary function. The project is being reviewed in conjunction with the Nevada Secretary of State. The Secretary of State is developing a plan to be able to track the validity of e-notaries similar to the officiant search that is currently available on their website. In addition, Republic Services and City of Las Vegas are examples of entities that record in bulk and will benefit from using the e-notary as it will reduce labor on paperwork.

Renato Ritter, QUICKclaimUSA.com, questioned whether NRS 375.090(9) could be changed to allow an exemption to or from a business entity. **Georgia Brunson-Wright, Clark County Recorder's Office**, responded that the language has not changed since 1967. Exemption 1 is a transfer between business entities with identical common ownership or with a parent subsidiary relationship. Exemption 9 is a transfer to a business entity in which the grantor is 100% owner. This language has remained the same. **Brunson-Wright** mentioned this is a legislative issue and would have to be presented to the legislature. **Mendiola** added that this issue could be presented at the legislative session by the lobbying group for the industry. More discussion ensued.

Michael Gilliam, FNTG Las Vegas Title Group, asked if the recording drop off time could be extended to noon. **Mendiola** replied that recordings could be dropped off any time before 4 pm.

V. Public Comments

VI. Next Meeting Date: Thursday, June 13, 2013, 1st Floor, Pueblo Room,
Clark County Government Center, 500 S. Grand Central Pkwy., Las Vegas, NV 89155

VII. Adjournment
The meeting was adjourned at 10:34 AM.