

ESS

Electronic Services System – Coordinating Committee Meeting

Agenda

Hybrid Meeting and Web Conference

8711 Windsor Parkway, Suite 2

Johnston, Iowa

May 30, 2023

10:00 A.M. to 2:00 P.M.

- Welcome and Introductions
- May 16, 2024 – ESS Coordinating Committee Meeting Summary – Approval
- 2024 Legislative Update
- Stakeholder Survey Results
- ESS/ILR Priority Modernization Projects
- ESS/ILR Future Structure and Funding – Approval
- Stakeholder Communications
 - Surveyors Subcommittee
 - Surveyors Statutory Policy Recommendations
 - Index Legends & Platted Land Indexing
 - Historic, unrecorded surveys
 - Iowa Docs/Iowa Bar
 - Document Formatting and Related Statutory Policy Recommendations
 - ILTA Topics
 - County Auditor Topics
 - Other Stakeholder Conversations
- Policies and Procedures
 - ESS Statutory Policies
 - Recording Fee Policies
- PRIA Update
- Adjourn - Next Regular Meeting August 15, 2024

**ESS Coordination Meeting
Special Web Conference Meeting
May 16, 2024**

Attendance

Committee Members

Lisa Kent, Wapello County Recorder
Jolynn Goodchild, Plymouth County Recorder
Lindsay Laufersweiler, Webster County Recorder
Natalie Steffener, Des Moines County Recorder
Dillon Malone, Iowa Title Guaranty
Eric Sloan, IT Boone County

Julie Haggerty, Polk County Recorder
Denise Baker, Wright County Recorder
Melissa Bahnsen, Cedar County Recorder
Jamie Stargell, Adams County Recorder

David Erickson, Dentons Davis Brown

Other Participants

Stacie Herridge, Story County Recorder
Travis Case, Grundy County Recorder
ReNae Arnold, Dallas County Recorder
Ditsworth, Dickinson County Recorder

Erin Canfield, Boone County Recorder
Sandie Smith, Black Hawk County Recorder
Nancy Booten, Lee County Recorder
Ann Jan Gemar, ILTA

Lisa Long, Iowa Land Records
Census Lo-liyong, Iowa Land Records
Samantha McMahon, Iowa Land Record

Phil Dunshee, Iowa Land Records
Kristen Delaney-Cole, Iowa Land Records

Welcome

A meeting of the ESS Coordinating Committee was held via web conference.

February Meeting Summary

The meeting summary from February 15, 2024, was reviewed. Denise Baker made a motion to approve the meeting summary with a minor correction. Melissa Bahnsen seconded, and the motion was approved.

April Meeting Summary

The meeting summary from April 10, 2024, was reviewed. Melissa Bahnsen made a motion to approve the meeting summary with a minor correction. Lindsay Laufersweiler seconded, and the motion was approved.

Financial Reports

ESS 2024 First Quarter Reports

The Committee reviewed the financial reports for the first quarter of 2024. The Profit & Loss (P&L) statement for the quarter showed budgeted income of \$366,687.80 against expenses of \$309,748.98. ESS revolving income for the quarter stood at \$7,043,138.11, and revolving expenses amounted to \$7,052,461.94. The total net income, inclusive of all expenses, amounted to \$19,755.09.

The Balance Sheet indicated total assets and liabilities at \$2,411,959.07, with \$1,119,978.14 specifically held within the Bankers Trust Settlement account. It was noted that, given the use of accrual-based accounting, the balance sheet figures may appear higher than the actual bank account balance.

A request was made to approve the first Quarter Reports. Natalie Steffener made a motion to approve the financial. Dillon Malone seconded the motion, and it was approved.

Accounts Review

A memo was presented outlining the feasibility of placing funds controlled by ESS in an interest-bearing account. It was acknowledged that while generating interest income could be beneficial, ensuring robust cash flow for timely payments to counties remains a priority. The Project Manager indicated that investment and cashflow management options will continue to be explored, and an update will be provided later in 2024.

Payment Validation and Security Measures

A discussion was held on the security measures in place for different user accounts when they submit payments. Current payment workflows were reviewed, and it was noted that in some cases distributions of customer payments can be delayed if payment processes fail. However, counties are always fully paid for recording services. The ESS team will review distribution policies and procedures and report back to the Committee at a future meeting.

Introduction of Accounting Coordinator

The Committee was introduced to Samantha McMahon, Accounting Coordinator. Samantha started work on April 22, 2024.

2023 Audit Update

The ESS Committee received an update on the recent audit. The auditors found no issues and confirmed that the ESS financial reports reflect our current financial status and that proper controls are effectively implemented. The comprehensive audit report is expected in early August.

April E-Submission Trends

E-submission trends for April 2024 highlight an uptick in activity compared to 2023. The real estate market and recording activity is entering a period of peak activity and will be closely monitored.

Budget Amendment and Action Items

The Committee was informed that there were two action items associated with a proposed budget amendment. The Committee chose to take up the action items first.

Assignment of Credits for E-Submission

A recommendation was made to increase the assignment of credits for E-submission from \$115,000.00 to \$130,000.00. Lindsay Laufersweiler motioned to approve the increase, which was seconded by Melissa Bahnsen. The motion was approved.

ILR Staff Hours Adjustment

A request was presented to approve the increase of the Communication Coordinator's hours from 25 to 29 per week. Lindsay Laufersweiler moved to approve the increase. The motion was seconded by Natalie Steffener and it was approved.

CY 2024 Budget Amendment

The Project Manager provided a memorandum describing proposed amendments to the 2024 project budget. These adjustments reflect a re-examination of expenses and revenue based on new projections and the actual outcomes experienced, particularly for the months of March and April.

The budget amendments also included the approved increase in E-Submission credits and additional resources for the Communication Coordinator position. Projected net income was adjusted from \$16,474.78 to \$7459.39

A motion was made by Dillon Malone to approve the CY 2024 budget amendment as presented. Lindsay Laufersweiler seconded, and the motion was approved.

ESS Future Financial Planning

The Committee received a summary of future options for funding the ILR system. Updating and maintaining the ILR application would require significant investment including expanding the development team. The fee alternatives being explored for ILR would require an increase in fees equivalent to \$5 per document. The total budget would be projected to amount to \$2.4 million if it came to fruition. More details are expected to be available at the ESS Meeting on 30th May 2024.

Contracts and Agreements

Local Service Provider Maintenance Template

A request for approval was made to amend the local service provider maintenance agreement with a proposed change to the deadline for implementing the new county upload API to March 31, 2025. An exception was made for one service provider (Fidlar), who requested an extension to June 30, 2025. A motion was made by Julie Haggerty to approve the local service provider maintenance template as presented. Denise Baker seconded, and the motion was approved.

Point-Of-Sale

The Project Manager provided a brief update on the implementation of the new point of sale system. The project will soon be implemented. However, progress was delayed because of a missing report that is required for integration with the accounting system. This report is still pending. Once this issue is resolved, the implementation is expected to proceed swiftly.

ILR Cloud Migration

The migration to LightEdge managed services is complete, and the system is fully operational. The ILR technical team and LightEdge are currently fine-tuning the setup. It was noted that there is an issue with LightEdge's billing system, which has resulted in an invoice that exceeds the agreed amount in the service order. LightEdge has acknowledged the error and promised to issue a credit memo to correct the billing discrepancy, though this has not been finalized yet. Despite this billing issue, the cloud migration is functioning as expected, and the team is satisfied with the results.

Search Application

The Project Manager provided an update on upcoming changes to the search application. Users will that the full legal description will appear in the search results, i.e., the data will no longer be truncated. If there are more locations than can fit in the allotted space, the display will indicate "and 2 more" or a similar message, prompting users to check the index details for complete information.

The software development team is also working on changes to label abbreviations, sometimes to single letters, to display more information within the available space.

Beacon Connection

A discussion was held regarding the Beacon connection to the ILR website. Users in Beacon counties will now see a direct notice indicating that previously used links no longer function as before. Discussions are underway with auditors' affiliates and Beacon regarding the possibility of defining a consistent parcel identification number across counties. Feedback from the auditors' working group and Beacon is pending, and further updates will be provided as progress is made.

Recorder E-Submission Interface

The Project Manager reported on a pending update to the recorder E-Submission interface. This update will introduce a new search feature that allows county recorder users to specify a date range, enabling them to view all activity within that period. This enhancement has been requested by many recorders and is close to being moved to production.

Blockchain

The Project Manager addressed questions regarding the inclusion of blockchain technology in the modernization stakeholder survey. The purpose of including blockchain in the survey was to assess the level of interest among stakeholders. Iowa Land Records has been actively involved in discussions with the Property Records Industry Association (PRIA) regarding blockchain. The Project Manager emphasized that if blockchain technology were to be implemented, it ideally would be managed by a public entity, with Iowa Land Records being the most suitable organization for this role. It was noted that all concepts in the “abstract” of modernization ideas were represented in the survey.

Next meeting

The meeting was adjourned. The next regular meeting will be May 30, 2024.

MODERNIZATION SURVEY

Search Services – Recording Services – Recording Fees

May 30, 2024

IOWA COUNTY RECORDERS ASSOCIATION | Electronic Services System

Modernization Survey

Search Services – Recording Services – Recording Fees

Executive Summary

In 2024, several important milestones in recording and land records operations converged leading to a significant review of fee policies and recording practices. To begin the review, the current recording fee was examined since it has not been updated in over 40 years. Additionally, it's been 20 years since the last major update of recording standards was approved with the creation of Sections 331.601A and 331.606B in the Iowa Code concerning document formatting and recording standards. The last substantive update was prior to the inception of electronic recording.

Iowa Land Records was established in 2004 as a statewide online resource for accessing land records and enabling electronic recording. Twenty years later, its operation has been significantly impacted by growing demand for more and improved services and by high inflation rates and increased costs.

To prepare for required changes, the Iowa County Recorders Association initiated the Iowa Recording Fee and Business Process Modernization project. Working groups and subcommittees were created to address different aspects of the project and to work with the various interest groups with an important stake in the Iowa public land registry system. The overall work plan called for conducting a survey of stakeholders on the following topics:

- Recording Fees
- Alternative Recording Fee Models
- Possible Enhancements to E-Submission Systems
- Possible Enhancements to Land Record Search Systems
- Possible Policy Changes to Recording Services
- Various Project Concepts for Recording Modernization

A stakeholder survey was called for in the project charter established by the Iowa County Recorders Association as a part of a Memorandum of Understanding (MOU) agreement with the governing board of the Electronic Services System which oversees Iowa Land Records. The survey was designed to engage and gather feedback from users of the Iowa Land Records (ILR) system and organizations and individuals interacting with county recorders.

Survey Methodology and Response: The survey was structured into three segments targeting different aspects of the recording system policy initiatives, document submission processes, and user search functionality. The first two sections of the survey asked the respondents to rate questions based on a weighted average. A weighted average is a calculation that considers the varying degrees of importance or significance of the survey numbers. In a weighted average, each number is multiplied by a weight reflecting its relative importance, and then the resulting products are summed and divided by the sum of the weights. 542 stakeholders participated,

including professionals such as attorneys, abstractors, surveyors/engineers, lenders, realtors, and government representatives.

Question 5 dictated survey logic to determine whether participants would see questions related to the Search or E-Submission practices. The question asked participants to identify themselves as a user of the Search, E-Submission, or both applications on the Iowa Land Records system. Out of the 542 participants, 268 selected Search Only, 267 selected Both Search and E-Submission and 7 exclusively selected E-Submission Only. Therefore, 535 participants reviewed the Search questions and 274 reviewed E-Submission questions. It should be noted that some participants chose to skip over some questions, which is noted in the appendices.

SEARCH ONLY	BOTH E-SUB & SEARCH	E-SUBMISSION ONLY	TOTAL
268	267	7	542

Findings: The survey revealed a strong consensus on several key areas:

- **Data Integrity:** Respondents highlighted the importance of data completeness and consistency across the state.
- **System Integration and Accessibility:** There was significant support for better integration with other property information systems and the expansion of online services.
- **User Experience:** Stakeholders expressed a need for improvements in the user interface, search functionality, and more transparent communication regarding submission statuses.
- **Fee Structure:** There was broad agreement on the justification for fee increases, provided there is clear communication about how the additional funds are utilized and that they contribute to service enhancements.

Analysis of Search Functionality Survey Results

In a survey focused on the functionalities and user experience of Searching Iowa Land Records, 535 individuals were queried, achieving a participation rate exceeding 90%. The results demonstrated widespread support for several key enhancements.

There was a strong consensus on the importance of normalizing records across all 99 counties within the ILR system, with this initiative receiving the highest approval rating of 2.9 out of 3. Moreover, over 90% of respondents endorsed the need for data consistency.

The proposal to expand online records to include historical property records dating back to 1980 also received substantial support, earning a rating of 2.8. This indicates a clear demand from stakeholders for broader access to records online.

The initiative to reconnect the ILR and Beacon (and other) systems to enhance interoperability between them received a favorable rating of 2.7. Similarly, the proposal to digitize and index historical surveys, plats, corner certificates, and other property drawings was well-received, with a rating of 2.6.

Proposals to expand the use of associated document references and to improve functionality with parsed location data (such as section, township, range, lot details) both garnered positive responses, each earning a rating of 2.7.

On a proposal to improve privacy and security measures, stakeholders support the process of inspecting and redacting personal identifiable information (PII) from records before they are posted online, also rated at 2.7 out of 3. The proposal to set up a system for property transaction notification also received some support, although it was less favored with a rating of 2.2 out of 3.

Electronic Submission Results Analysis

Out of the 542 participants surveyed, 274 individuals engaged with the E-Submission section, resulting in an impressive participation rate of over 80% for each question in this section. This high level of engagement underscores the importance of Electronic Submission services in the eyes of our respondents.

The survey revealed, with a rating of 2.7 and higher, that respondents value clear communication, consistent document formatting and processing practices, and the protection of personally identifiable information (PII) as crucial standards to uphold between submitters and county recorders. Participants also emphasized the importance of legible and high-quality submitted documents.

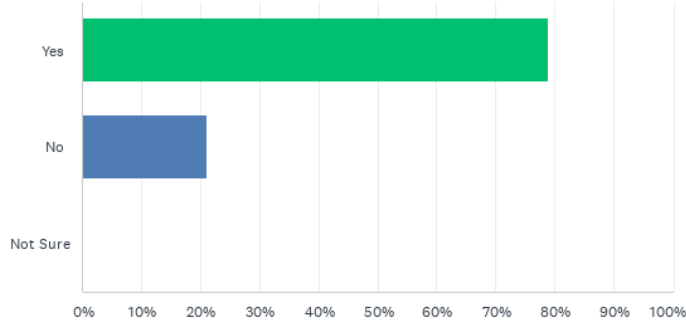
Some support was expressed for the establishment of a standard recording reference number system, and creating more efficient workflows when documents are to be reviewed by more than one government department. These received ratings of 2.5 and 2.4 respectively.

Suggestions that document preparers do more to include useful index information such as parcel identification numbers, parsed location information and associated references did not score as highly. Concepts suggesting the indexing of notary information and the recording of Declaration of Value (DOV) documents online were deemed less important by respondents.

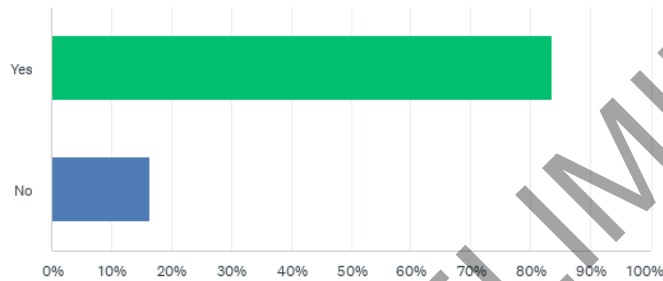
Recording Fees

To implement some of the more highly rated concepts and suggestions referenced in the survey, some additional resources may be needed. Survey participants were asked if they would be “willing to support a reasonable increase in the recording fee, if it is less than the inflation

amount since 1985?” 79% of the respondents to this question answered “Yes”.



Survey participants were also asked this question. “Many of the possible improvements mentioned in this survey will require additional resources, a portion of which would be obtained through a reasonable recording fee increase. For the ideas you identified as being Very Important, would you consider a recording fee increase to be a good investment?” 83% of the respondents to this question answered “Yes”.



Participants were also invited to provide comments on this topic in response to the following question (48). “On behalf of yourself and your colleagues in your profession, what message would you most like to share with Iowa County Recorders and Iowa Land Records about recording fees?” Responses to this and other open-ended questions are published in this report as Appendix C. Readers are invited to review all open-ended comments to gain further insights into the opinions of professionals who use recording services and Iowa Land Records.

Conclusion

In conclusion, the survey results indicate strong support for various improvements to the Iowa Land Records system, focusing on enhanced data consistency, integration, access, and privacy. Stakeholders are particularly interested in technological advancements that can lead to more efficient and secure recording processes.

The survey results highlight the significance of Electronic Submission services and provide valuable insights into the practices and proposals that resonate most with users. Stakeholders who use the Iowa Land Records Electronic Submission application highly value communication, consistency, and legibility in document processing.

Respondents to the survey also support a reasonable recording fee increase if it is used to improve local recording and Iowa Land Records services and managed with accountability and transparency.

PRELIMINARY

Acknowledgments: Thank you to ILR and ICRA team members Census K Lo-liyong and Kristen Delany-Cole for their efforts to compile the information in this report.

Synopsis of Responses to Open-Ended Questions

More than 1200 responses were collected from six open-ended questions regarding the land records search process, search display results, electronic filing, access, fees and anything else the individual chose to share. In some cases, the comments revealed the need for more user training content, but most of the comments represented a range of ideas and encouraged future improvements. Hesitations were shown toward ideas that may affect services in the real estate marketplace. The comments summarized here are presented without editing in the appendices. Open-ended comments will be considered towards a plan for ongoing improvements. The following section is a summary of the main ideas expressed in the responses to each question.

Question 25. “Thinking about your experiences searching with Iowa Land Records, what changes or improvements would you like to make to the search interface and website?”

Search Functionality Improvements:

- Many respondents expressed a desire for more intuitive and flexible search options, including the ability to conduct partial name searches, use wildcards more effectively, and to remove search limits.
- Suggestions included enhancements in navigating search results, remembering search parameters between searches, and viewing better search tips or help prompts when searching.

User Interface and Accessibility:

- Respondents called for a more user-friendly interface with simpler login procedures (e.g., less frequent token authentication), and some asked for a return to older, simpler systems they felt were easier to use.
- Better accessibility features, such as a more compact display of search results and an improved navigation back to search results after viewing document details, were also suggested.

Consistency Across Counties:

- Several users noted the lack of consistency in how documents are indexed and searched across different counties. They suggested standardized procedures for document indexing and search functionalities to ensure uniformity.

Additional Features and Tools:

- Suggestions for new features included interactive maps, better integration with external systems like Beacon, and enhancements in how documents related to specific parcels or properties are retrieved and displayed.

General System Enhancements:

- Users highlighted the need for updates to the system that would include more historical documents, improved reliability of the search results, and ensuring the availability of the latest data from county recorders.

Question 26. “Thinking about your experiences searching with Iowa Land Records, what changes or improvements would you like to see happen in how search results are displayed?”

Navigational Enhancements:

- Many users expressed a desire for the ability to return to the same place in the search results after viewing a document instead of being taken back to the top, which disrupts their workflow.
- Suggestions included indicators to show which documents have been viewed, like color coding or check marks, to help users track their progress through search results.

Display and Format Adjustments:

- There were requests for more condensed and clear display formats that allow more results to be viewed on the screen at once, reducing the need to scroll.
- Some users preferred a return to the older system’s display method (a table format), while others praised the new system for showing more details at a glance.
- Users would appreciate features that allow easier printing of search results.

Consistency and Standardization:

- There was a notable call for more consistent and standardized indexing and display of search results across different counties to avoid confusion and improve the reliability of searches.

Specific Features:

- Requests for features like the ability to open documents in new tabs and to have searches and documents be more interactive, such as through maps or more integrated legal descriptions, were also mentioned.

Question 44. “Thinking about your experiences electronically filing through the Iowa Land Records E-Submission service, what changes or improvements in the electronic filing interface and website would you like to see happen?”

Consistency and Standardization:

- Many respondents requested greater consistency across counties in terms of recording practices and requirements, as differences create confusion and inefficiency. Users also noted differences in how quickly documents are recorded and how declined documents are handled.

User Interface and Experience Enhancements:

- Suggestions included more intuitive navigation, easier access to frequently needed information like recording rules, and enhancements to make the interface more accommodating for surveyors and other users.

Functional Improvements:

- Users expressed a desire for features that allow easier resubmission of declined filings, clearer explanations of reasons for declining documents, and better communication tools such as integrated chat functions for real-time assistance from recorders.

Security and Access:

- Comments highlighted issues with password policies and multi-factor authentication, suggesting these could be streamlined or made less cumbersome, particularly for users who access the system multiple times a day.

Document Handling and Submission:

- Feedback included a need for more flexibility in image formatting, such as the ability to rotate documents or submit certain documents in landscape orientation, and improved support for different types of image formats, and an expanded list of document types.

Additional Functional Requests:

- Some users desired a notification system for when documents are recorded and the associated costs, the ability to pre-submit documents for cost estimation or preliminary approval, and enhancements to the PDF quality and document handling after submission.

Question 45. “Thinking about your experiences electronically filing through the Iowa Land Records E-Submission service, what changes or improvements in accessing your electronically recorded documents would you like to see happen?”

Improved Accessibility and Navigation:

- Many users expressed a desire for more intuitive access to recorded documents, suggesting the inclusion of features like direct links in notification emails, reducing the number of clicks needed to access documents, and better organization of recently recorded documents on the platform.

Enhanced Communication and Notifications:

- Respondents would appreciate more effective communication regarding the status of submissions, including more detailed notifications that could include direct links to the recorded documents or attachments of the documents themselves within the email notifications.

Streamlining and Simplification:

- There is a strong call for reducing the complexity of the login process, particularly the frequency of required password changes and the use of multi-factor authentication. Users would like to remain logged in on trusted devices to streamline repeated access.

Standardization Across Counties:

- Users noted inconsistencies in how different counties handle recordings and suggested standardizing practices to reduce confusion, particularly regarding the acceptance criteria for documents.

User Interface Improvements:

- Suggestions include creating a more user-friendly interface that allows for easier retrieval of recent and pending documents without extensive searching or remembering specific group names used during submission.

Automation and Integration:

- Some responses highlighted the potential benefits of automating certain processes, such as automatically emailing recorded documents to users, and integrating more data fields (like Parcel ID) during the submission process to enhance document traceability and retrieval.

Question 48. “On behalf of yourself and your colleagues in your profession, what message would you most like to share with Iowa County Records and Iowa Land Records about recording fees?”

Acceptance of Fee Increases:

- Many respondents acknowledge that fee increases may be justified, especially if they haven't been raised in a long time, but they stress the importance of keeping such increases reasonable and linked directly to service improvements and system upgrades.

Consistency Across Counties:

- There is a strong desire for more uniformity in recording practices and fees across different counties, which would reduce confusion and streamline processes for users who deal with multiple counties.

Transparency and Justification of Fees:

- Users express a need for transparency in how increased fees are utilized, suggesting that additional funds should specifically support system improvements and not go towards administrative costs or other unrelated expenses.

Improvement in Services:

- Alongside any fee increases, respondents expect enhancements in service, such as faster processing times, better system functionality, and enhanced access to recorded documents.

Simplicity and User-Friendly Practices:

- Suggestions include implementing flat fees for simplicity, reducing the complexity of fee calculations, and potentially standardizing fees to align with those of neighboring states to ease the burden on users.

Equitable Fee Structures:

- Some respondents suggest considering the impact of fee increases on all citizens, particularly those less able to absorb higher costs. Ideas included scaling fees based on the document type or property value to maintain fairness.

Question 49. “On behalf of yourself and your colleagues in your profession, what message would you most like to share with Iowa County Recorders and Iowa Land Records?”

Consistency and Standardization:

- Many respondents emphasized the need for consistency across all county Recorders' offices in terms of document requirements and recording processes. This consistency would streamline their work and reduce confusion, especially for those who operate across multiple counties.

Appreciation and Acknowledgment:

- There is significant appreciation for the efforts of the recorders and the Iowa Land Records system. Respondents praised the convenience and efficiency of electronic recording and the accessibility of records.

System Improvements and Enhancements:

- Users expressed a desire for ongoing improvements in the system, including better integration with systems like Beacon, more intuitive search functions, and enhanced online access to older documents. Suggestions for a more user-friendly interface were also common.

Security and Competitiveness Concerns:

- With increasing reliance on digital records, some respondents raised concerns about data security and suggested implementing stronger protections against fraud and unauthorized access.
- Some respondents expressed concern about the effects of providing online records access to their competitors

Feedback and User Involvement:

- There is a call for continued engagement with users in the development and enhancement of the system. Users appreciate being heard and believe that their feedback is crucial in shaping a system that meets their needs effectively.

Fee Structure:

- While not as central as in other questions, there were mentions of recording fees, with some users indicating openness to reasonable fee increases if they support system improvements.

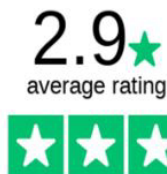
Appendix A

(Ordered by Question Number)

SEARCHING IOWA LAND RECORDS

- Q6** Over time, Iowa counties have used different methods for indexing land record information including location descriptions and naming conventions. Additionally, some information was not archived in prior years. Resources permitting, a goal is to have data for all documents posted online “normalized” – meaning the data would be complete and consistent across all 99 Iowa counties. I think the goal of making data complete and consistent in Iowa Land Records is...

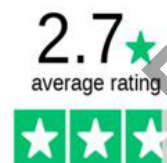
Answered: 485 Skipped: 50



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
2.06%	7.63%	0.89%	0.82%		
10	37	434	4	485	4.76

- Q7** Iowa Land Records (ILR) and Schneider Corporation (Beacon) are making plans to reconnect their systems. ILR users would be able to look up a conveyance document and then look up the property information on the Beacon system. Conversely, registered users would be able to look up a property record on the Beacon system and then link directly to a conveyance document on Iowa Land Records. I think getting the ILR and Beacon systems re-connected is...

Answered: 485 Skipped: 50



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
4.33%	20.41%	73.20%	2.06%		
21	99	355	10	485	2.70

- Q8** Iowa counties and Iowa Land Records are adding recently recorded and historical property records to its database every workday. Resources permitting, a goal could be to have all recorded documents for all counties online dating back to at least 1980. I think the goal of putting more records online is...

Answered: 483 Skipped: 52



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
5.38%	11.80%	81.78%	1.04%		
26	57	395	5	483	2.77

- Q9** The ability to search property documents by specific “parsed” location information such as section, township, range or lot, block, subdivision name or town is not currently consistent across all counties. Where possible, older records could be updated to include this “parsed” location information. I think the idea to make property location information consistent in all counties is...

Answered: 483 Skipped: 52

2.7★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.92% 96	40.66% 196	23.03% 111	16.39% 79	482	2.04

- Q10** It has been suggested that the Iowa Land Records system expand the list of searchable document types in the Iowa Land Records Search application because too many records are categorized as “other”. I think the idea of using a broader list of document types in the ILR Search application is...

Answered: 486 Skipped: 49

2.4★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	7.20% 35	46.91% 228	40.33% 196	5.56% 27	486	2.35

- Q11** Consideration is being given to the establishment of a property notification system by Iowa Land Records to alert property owners of any activity affecting their property. The notification system could help notify users of activity associated with a name or a specific property record, and could help prosecute individuals engaged in property fraud. I think the concept of having Iowa Land Records set up a property notification system is...

Answered: 486 Skipped: 49

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	16.46% 80	38.68% 188	36.21% 176	8.64% 42	486	2.22

- Q12** If data in the Iowa Land Records system is normalized (made consistent and complete across all counties), it would be possible to create reports for professionals in the real estate industry about certain trends in the real estate marketplace for counties and regions in Iowa such as sales and mortgages. I think the idea of having access to certain market trend reports through Iowa Land Records is...

Answered: 484 Skipped: 51

1.8★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	36.57% 177	33.06% 160	17.36% 84	13.02% 63	484	1.78

- Q13** Iowa County Recorders and the Society of Land Surveyors of Iowa are exploring ways to digitize and index historic surveys, plats, corner certificates, and other property drawings. I think developing a plan to digitize and then make older survey records available online is...

Answered: 483 Skipped: 52

2.6★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	5.59% 27	29.81% 144	62.53% 302	2.07% 10	483	2.58

- Q14** Iowa Land Records has adopted a new policy to expand the use of associated references between documents. This will allow users to quickly navigate between related documents such as mortgages/satisfactions, liens/releases, documents which have been corrected or re-recorded, companion documents such as deeds and groundwater hazard statements, and documents associated with the same property. I think expanding the use of associated references between documents is...

Answered: 486 Skipped: 49

2.7★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	3.29% 16	25.10% 122	69.75% 339	1.85% 9	486	2.68

Q15

A new policy that would require all Iowa counties to consistently index the parcel identification number (PIN) for each property is being explored. PIN numbers could then be used to search for and retrieve property information. I think the idea of indexing PIN numbers is...

Answered: 483 Skipped: 52

2.2★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.25% 93	36.65% 177	39.75% 192	4.35% 21	483	2.21

Q16

Iowa Land Records implemented a system to inspect records for personally identifiable information (such as social security numbers) and then permanently redact any PII before posting a document online. I think continuing the practice of redacting PII before information is posted online is...

Answered: 484 Skipped: 51

2.7★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	5.37% 26	19.83% 96	69.21% 335	5.58% 27	484	2.68

Q17

A plan to update ILR internal methods for inspecting records for personally identifiable information (PII) is being explored. This would include an effort by ILR to leverage new artificial intelligence (AI) tools to find and then redact records. I think the idea of using updated AI tools for the redaction of PII is...

Answered: 482 Skipped: 53

2.0★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.92% 96	40.66% 196	23.03% 111	16.39% 79	482	2.04

- Q18** A plan for indexing references to external systems which host important property and document information such as references to remote notarial acts or mortgage registration numbers is being explored. This might also be applied to other reference numbers or hash keys for transactions executed through distributed ledger systems. I think the concept of indexing and then displaying references to related property information systems is...

Answered: 485 Skipped: 50

2.1★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	18.14% 88	36.49% 177	26.60% 129	18.76% 91	485	2.10

- Q19** The concept of indexing of notary names, registration numbers, and state/country of origin for notarized documents is being explored so that notary activities can be tracked. This could potentially help prevent or facilitate the prosecution of property fraud. I think the concept of indexing notary information for activity tracking is...

Answered: 483 Skipped: 52

1.7★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	34.37% 166	36.44% 176	12.22% 59	16.98% 82	483	1.73

- Q20** Iowa law now allows the use of distributed ledger technology, sometimes referred to as blockchain, for business transactions. Further updates to Iowa's UCC statutes are being made to facilitate the use of digital assets. With these changes it would be possible for Iowa Land Records to set up a distributed ledger network to securely store property ownership information throughout the state. I think the concept of setting up an Iowa Land Records distributed ledger property information system would be...

Answered: 482 Skipped: 53

1.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	21.78% 105	30.50% 147	15.98% 77	31.74% 153	482	1.91

Q21 It has been suggested that county systems and Iowa Land Records more consistently index consideration amounts (sale, lien, or mortgage amounts) so that transaction values can be more readily viewed online. I think the idea of indexing consideration amounts is...

Answered: 484 Skipped: 51

1.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	32.64% 158	33.06% 160	20.45% 99	13.84% 67	484	1.86

Q22 The emergence of Artificial Intelligence (AI) tools, coupled with established and reliable optical character recognition (OCR) technology could increase efficiency in document management workflows. Iowa Land Records could make use of these tools to provide access to more and better information about property in Iowa. I think the concept of having Iowa Land Records develop new systems using AI and OCR is...

Answered: 484 Skipped: 51

2.0★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	22.93% 111	37.40% 181	19.83% 96	19.83% 96	484	1.96

Q23 Some have suggested that more should be done to shield the identities of law enforcement and court officers who may be at risk from information published online. Consideration is being given to a plan that would generally shield information from being posted online, but provide information access to certain users with a legitimate need such as a loan underwriter, title professional, or other court officer. I think the idea of doing more to shield officers who are at-risk while providing information access to trusted real estate professionals is...

Answered: 483 Skipped: 52

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	17.39% 84	31.47% 152	36.65% 177	14.49% 70	483	2.23

- Q24** Some users of Iowa Land Records have expressed interest in searching the text in a long legal description when the information is present in the database. I think the idea of a text search in long property (legal) descriptions is...

Answered: 484 Skipped: 51

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	14.88% 72	41.74% 202	34.09% 165	9.30% 45	484	2.21

ELECTRONIC SUBMISSION

- Q28** Customers who submit documents for recording in Iowa may experience some variance in recording practices concerning recording fees, document formatting requirements, and other customer experiences. I think the goal of having efficient and consistent document processing practices in all counties is...

Answered: 228 Skipped: 46

2.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	0.44% 1	7.89% 18	91.23% 208	0.44% 1	228	2.91

- Q29** The recording process requires necessary information on the first page of a document, with an option to use a cover page if there is insufficient space on the first page. I think retaining the cover page option is...

Answered: 228 Skipped: 46

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.74% 45	32.89% 75	37.72% 86	9.65% 22	228	2.20

- Q30** An idea to allow the use of a compact “INDEX LEGEND” in a table format (a grid of cells arranged in rows and columns) to present required recording information to the recorder (in addition to the cover page option) is being explored. I think the idea of using an Index Legend to provide required information to the recorder is...

Answered: 227 Skipped: 47

2.1★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	18.06% 41	30.84% 70	25.99% 59	25.11% 57	227	2.11

- Q31** Current recording rules require that the first page of a document submitted for recording be formatted with a blank top margin of 3 inches. A policy change is being explored which would only require a blank space of sufficient size for the recording stamp. I think the idea of allowing a recording stamp area, in place of a top 3 inch margin on the first page, is...

Answered: 227 Skipped: 47

2.2★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	18.50% 42	37.00% 84	35.24% 80	9.25% 21	227	2.18

- Q32** Current law prohibits the inclusion of personally identifiable information in a document submitted for recording. Examples include social security numbers, bank or card account numbers and driver license numbers. I think continuing the law prohibiting PII in documents is...

Answered: 228 Skipped: 46

2.9★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	2.19% 5	9.65% 22	83.33% 190	4.82% 11	228	2.85

- Q33** Declaration of Value (DOV) documents, which provide information about real estate property transactions, are not currently recorded by counties even though they must accompany specific, recorded conveyance documents. The recording of DOV documents so they may be accessible to the public online is being explored. I think the idea of recording DOV documents and posting them online is...

Answered: 228 Skipped: 46



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	41.23% 94	32.02% 73	10.96% 25	15.79% 36	228	1.64

- Q34** It has been suggested that Iowa law be updated to indicate that a cover sheet should not include an attestation statement, or any information intended to have legal effect. I think the idea to clarify that cover sheets should not include legal actions is...

Answered: 227 Skipped: 47



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	20.70% 47	25.99% 59	18.50% 42	34.80% 79	227	2.93

- Q35** In conjunction with a plan to have counties consistently index the parcel identification number (PIN) for each property, it has been suggested that document preparers and submitters be required to provide a parcel identification number(s), when applicable and known, on the first page, cover sheet (or in an index legend, if allowed). PIN numbers could then be more consistently indexed and used to search for and retrieve property information. I think the suggestion to require preparers to include PIN numbers with documents, when applicable, is...

Answered: 228 Skipped: 46



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	32.89% 75	30.26% 69	25.00% 57	11.84% 27	228	1.91

- Q36** In conjunction with a plan to have counties index property documents by specific “parsed” location information such as section, township, range or lot, block, subdivision name or town; it has been suggested that document preparers and submitters of property documents be required to provide the “parsed” information on the first page, cover sheet (or index legend, if allowed) in addition to the standard long legal description. This could help improve the effectiveness of location searches. I think the idea to require preparers to include “parsed” information, such as section, township and range with documents, when applicable, is...

Answered: 225 Skipped: 49



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
★	27.56% 62	27.11% 61	35.11% 79	10.22% 23	225	2.08

- Q37** In conjunction with a plan to have counties index more associated references between documents, it has been suggested that document preparers and submitters be required to provide the associated reference information, when known, on the first page, cover sheet (or index legend, if allowed). This could improve the effectiveness of indexing associated references. I think the idea to require preparers to include associated references with documents, when known, is...

Answered: 225 Skipped: 49



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
★	21.33% 48	39.56% 89	22.22% 50	16.89% 38	225	2.01

- Q38** Current law provides that when preparing a document for recording, it should be legible and of sufficient quality to make a clear copy of it. I think this current policy to require documents to be legible when submitted is...

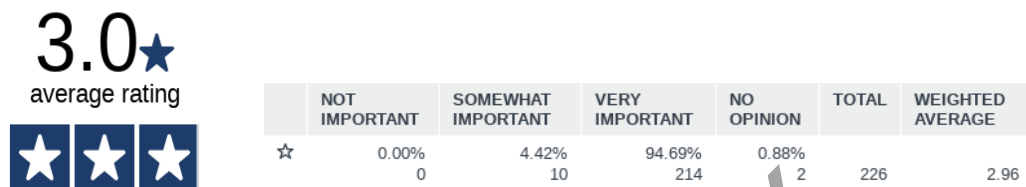
Answered: 227 Skipped: 47



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
★	0.88% 2	5.29% 12	93.39% 212	0.44% 1	227	2.93

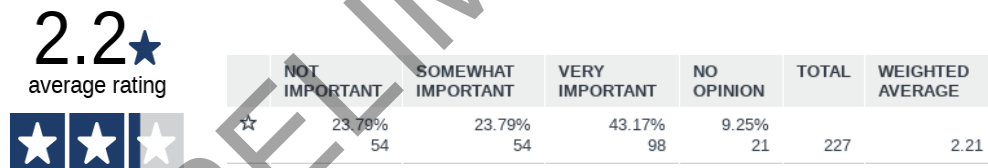
- Q39** Clear communication between a document submitter and a county recorder is needed when a recorder declines a document for recording, or adjusts the fee which is charged. Instructions for correcting any errors which prevent recording, and explanations for the basis for fee changes can also be helpful. I think the goal of clear communication between a county recorder and a submitter is...

Answered: 226 Skipped: 48



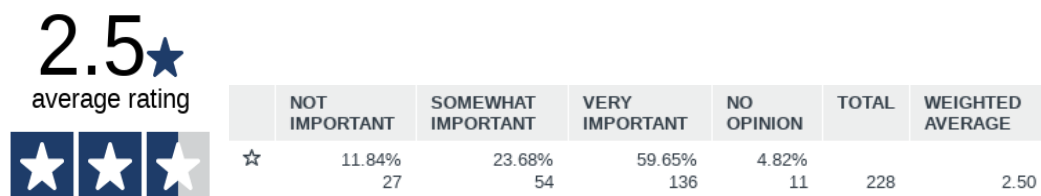
- Q40** In conjunction with a plan to have counties index notary information such as names, commission numbers, and commission origin (state or country), it has been suggested that document preparers and submitters be required to ensure that such information is legible. It is also possible that notary information could be included on the first page, cover sheet (or index legend, if allowed). Notary information possibly could be made searchable in the future. I think the suggestion to require document preparers to ensure that notary information be legible is...

Answered: 227 Skipped: 47



- Q41** Currently, Iowa counties assign different types of reference numbers and sometimes book and page references. Alternatively, counties could adopt a standard reference numbering system, which might include a prefix number for a county followed by the four digit year and then an eight digit sequential number. Other formats could also be considered, provided they would be applicable in all counties. I think the idea of having all counties use a standard reference numbering system going forward is...

Answered: 228 Skipped: 46



- Q42** A plan to develop a document management system where records need to be processed by more than one department is being explored. An example would be a plat which would first be presented to a zoning department, and then once approved, made available to the recorder for recording. This could create some efficiency in processing. I think the idea of creating electronic document management processes is...

Answered: 227 Skipped: 47



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	12.33% 28	30.40% 69	45.81% 104	11.45% 26	227	2.38

- Q43** Currently, most Iowa counties assign recording times down to the minute. It has been suggested that all counties adopt a standard system for specifying the recording time, and that it should be to the second or millisecond. I think setting recording times down to the second or millisecond is...

Answered: 228 Skipped: 46



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	51.32% 117	25.44% 58	11.40% 26	11.84% 27	228	1.55

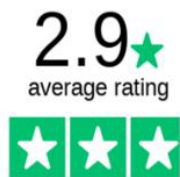
Appendix B

(Ordered by Rank and Participation)

SEARCHING IOWA LAND RECORDS

- Q6** Over time, Iowa counties have used different methods for indexing land record information including location descriptions and naming conventions. Additionally, some information was not archived in prior years. Resources permitting, a goal is to have data for all documents posted online “normalized” – meaning the data would be complete and consistent across all 99 Iowa counties. I think the goal of making data complete and consistent in Iowa Land Records is...

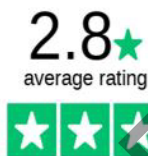
Answered: 485 Skipped: 50



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
2.06%	7.63%	0.89%	0.82%		
10	37	434	4	485	4.76

- Q8** Iowa counties and Iowa Land Records are adding recently recorded and historical property records to its database every workday. Resources permitting, a goal could be to have all recorded documents for all counties online dating back to at least 1980. I think the goal of putting more records online is...

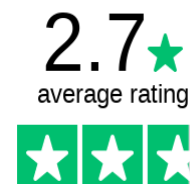
Answered: 483 Skipped: 52



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
5.38%	11.80%	81.78%	1.04%		
26	57	395	5	483	2.77

- Q14** Iowa Land Records has adopted a new policy to expand the use of associated references between documents. This will allow users to quickly navigate between related documents such as mortgages/satisfactions, liens/releases, documents which have been corrected or re-recorded, companion documents such as deeds and groundwater hazard statements, and documents associated with the same property. I think expanding the use of associated references between documents is...

Answered: 486 Skipped: 49



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆ 3.29%	25.10%	69.75%	1.85%		
16	122	339	9	486	2.68

- Q7** Iowa Land Records (ILR) and Schneider Corporation (Beacon) are making plans to reconnect their systems. ILR users would be able to look up a conveyance document and then look up the property information on the Beacon system. Conversely, registered users would be able to look up a property record on the Beacon system and then link directly to a conveyance document on Iowa Land Records. I think getting the ILR and Beacon systems re-connected is...

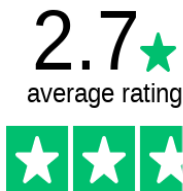
Answered: 485 Skipped: 50



NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
4.33%	20.41%	73.20%	2.06%		
21	99	355	10	485	2.70

- Q16** Iowa Land Records implemented a system to inspect records for personally identifiable information (such as social security numbers) and then permanently redact any PII before posting a document online. I think continuing the practice of redacting PII before information is posted online is...

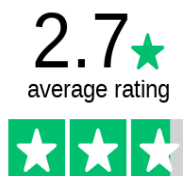
Answered: 484 Skipped: 51



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	5.37%	19.83%	69.21%	5.58%		
	26	96	335	27	484	2.68

- Q9** The ability to search property documents by specific “parsed” location information such as section, township, range or lot, block, subdivision name or town is not currently consistent across all counties. Where possible, older records could be updated to include this “parsed” location information. I think the idea to make property location information consistent in all counties is...

Answered: 483 Skipped: 52



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.92%	40.66%	23.03%	16.39%		
	96	196	111	79	482	2.04

- Q13** Iowa County Recorders and the Society of Land Surveyors of Iowa are exploring ways to digitize and index historic surveys, plats, corner certificates, and other property drawings. I think developing a plan to digitize and then make older survey records available online is...

Answered: 483 Skipped: 52

2.6★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	5.59% 27	29.81% 144	62.53% 302	2.07% 10	483	2.58

- Q10** It has been suggested that the Iowa Land Records system expand the list of searchable document types in the Iowa Land Records Search application because too many records are categorized as "other". I think the idea of using a broader list of document types in the ILR Search application is...

Answered: 486 Skipped: 49

2.4★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	7.20% 35	46.91% 228	40.33% 196	5.56% 27	486	2.35

- Q11** Consideration is being given to the establishment of a property notification system by Iowa Land Records to alert property owners of any activity affecting their property. The notification system could help notify users of activity associated with a name or a specific property record, and could help prosecute individuals engaged in property fraud. I think the concept of having Iowa Land Records set up a property notification system is...

Answered: 486 Skipped: 49

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	16.46% 80	38.68% 188	36.21% 176	8.64% 42	486	2.22

- Q24** Some users of Iowa Land Records have expressed interest in searching the text in a long legal description when the information is present in the database. I think the idea of a text search in long property (legal) descriptions is...

Answered: 484 Skipped: 51

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	14.88% 72	41.74% 202	34.09% 165	9.30% 45	484	2.21

- Q15** A new policy that would require all Iowa counties to consistently index the parcel identification number (PIN) for each property is being explored. PIN numbers could then be used to search for and retrieve property information. I think the idea of indexing PIN numbers is...

Answered: 483 Skipped: 52

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.25% 93	36.65% 177	39.75% 192	4.35% 21	483	2.21

- Q23** Some have suggested that more should be done to shield the identities of law enforcement and court officers who may be at risk from information published online. Consideration is being given to a plan that would generally shield information from being posted online, but provide information access to certain users with a legitimate need such as a loan underwriter, title professional, or other court officer. I think the idea of doing more to shield officers who are at-risk while providing information access to trusted real estate professionals is...

Answered: 483 Skipped: 52

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	17.39% 84	31.47% 152	36.65% 177	14.49% 70	483	2.23

- Q18** A plan for indexing references to external systems which host important property and document information such as references to remote notarial acts or mortgage registration numbers is being explored. This might also be applied to other reference numbers or hash keys for transactions executed through distributed ledger systems. I think the concept of indexing and then displaying references to related property information systems is...

Answered: 485 Skipped: 50

2.1★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	18.14% 88	36.49% 177	26.60% 129	18.76% 91	485	2.10

- Q17** A plan to update ILR internal methods for inspecting records for personally identifiable information (PII) is being explored. This would include an effort by ILR to leverage new artificial intelligence (AI) tools to find and then redact records. I think the idea of using updated AI tools for the redaction of PII is...

Answered: 482 Skipped: 53

2.0★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.92% 96	40.66% 196	23.03% 111	16.39% 79	482	2.04

- Q22** The emergence of Artificial Intelligence (AI) tools, coupled with established and reliable optical character recognition (OCR) technology could increase efficiency in document management workflows. Iowa Land Records could make use of these tools to provide access to more and better information about property in Iowa. I think the concept of having Iowa Land Records develop new systems using AI and OCR is...

Answered: 484 Skipped: 51

2.0★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	22.93% 111	37.40% 181	19.83% 96	19.83% 96	484	1.96

- Q21** It has been suggested that county systems and Iowa Land Records more consistently index consideration amounts (sale, lien, or mortgage amounts) so that transaction values can be more readily viewed online. I think the idea of indexing consideration amounts is...

Answered: 484 Skipped: 51

1.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	32.64% 158	33.06% 160	20.45% 99	13.84% 67	484	1.86

- Q20** Iowa law now allows the use of distributed ledger technology, sometimes referred to as blockchain, for business transactions. Further updates to Iowa's UCC statutes are being made to facilitate the use of digital assets. With these changes it would be possible for Iowa Land Records to set up a distributed ledger network to securely store property ownership information throughout the state. I think the concept of setting up an Iowa Land Records distributed ledger property information system would be...

Answered: 482 Skipped: 53

1.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	21.78% 105	30.50% 147	15.98% 77	31.74% 153	482	1.91

- Q12** If data in the Iowa Land Records system is normalized (made consistent and complete across all counties), it would be possible to create reports for professionals in the real estate industry about certain trends in the real estate marketplace for counties and regions in Iowa such as sales and mortgages. I think the idea of having access to certain market trend reports through Iowa Land Records is...

Answered: 484 Skipped: 51

1.8★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	36.57% 177	33.06% 160	17.36% 84	13.02% 63	484	1.78

- Q19** The concept of indexing of notary names, registration numbers, and state/country of origin for notarized documents is being explored so that notary activities can be tracked. This could potentially help prevent or facilitate the prosecution of property fraud. I think the concept of indexing notary information for activity tracking is...

Answered: 483 Skipped: 52

1.7★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	34.37% 166	36.44% 176	12.22% 59	16.98% 82	483	1.73

ELECTRONIC SUBMISSION

- Q39** Clear communication between a document submitter and a county recorder is needed when a recorder declines a document for recording, or adjusts the fee which is charged. Instructions for correcting any errors which prevent recording, and explanations for the basis for fee changes can also be helpful. I think the goal of clear communication between a county recorder and a submitter is...

Answered: 226 Skipped: 48

3.0★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	4.42% 10	94.69% 214	0.88% 2	226	2.96

- Q28** Customers who submit documents for recording in Iowa may experience some variance in recording practices concerning recording fees, document formatting requirements, and other customer experiences. I think the goal of having efficient and consistent document processing practices in all counties is...

Answered: 228 Skipped: 46

2.9★
average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	0.44% 1	7.89% 18	91.23% 208	0.44% 1	228	2.91

- Q32** Current law prohibits the inclusion of personally identifiable information in a document submitted for recording. Examples include social security numbers, bank or card account numbers and driver license numbers. I think continuing the law prohibiting PII in documents is...

Answered: 228 Skipped: 46

2.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	2.19% 5	9.65% 22	83.33% 190	4.82% 11	228	2.85

- Q38** Current law provides that when preparing a document for recording, it should be legible and of sufficient quality to make a clear copy of it. I think this current policy to require documents to be legible when submitted is...

Answered: 227 Skipped: 47

2.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	0.88% 2	5.29% 12	93.39% 212	0.44% 1	227	2.93

- Q41** Currently, Iowa counties assign different types of reference numbers and sometimes book and page references. Alternatively, counties could adopt a standard reference numbering system, which might include a prefix number for a county followed by the four digit year and then an eight digit sequential number. Other formats could also be considered, provided they would be applicable in all counties. I think the idea of having all counties use a standard reference numbering system going forward is...

Answered: 228 Skipped: 46

2.5★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	11.84% 27	23.68% 54	59.65% 136	4.82% 11	228	2.50

- Q42** A plan to develop a document management system where records need to be processed by more than one department is being explored. An example would be a plat which would first be presented to a zoning department, and then once approved, made available to the recorder for recording. This could create some efficiency in processing. I think the idea of creating electronic document management processes is...

Answered: 227 Skipped: 47

2.4★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	12.33% 28	30.40% 69	45.81% 104	11.45% 26	227	2.38

- Q29** The recording process requires necessary information on the first page of a document, with an option to use a cover page if there is insufficient space on the first page. I think retaining the cover page option is...

Answered: 228 Skipped: 46

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	19.74% 45	32.89% 75	37.72% 86	9.65% 22	228	2.20

- Q31** Current recording rules require that the first page of a document submitted for recording be formatted with a blank top margin of 3 inches. A policy change is being explored which would only require a blank space of sufficient size for the recording stamp. I think the idea of allowing a recording stamp area, in place of a top 3 inch margin on the first page, is...

Answered: 227 Skipped: 47

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	18.50% 42	37.00% 84	35.24% 80	9.25% 21	227	2.18

- Q40** In conjunction with a plan to have counties index notary information such as names, commission numbers, and commission origin (state or country), it has been suggested that document preparers and submitters be required to ensure that such information is legible. It is also possible that notary information could be included on the first page, cover sheet (or index legend, if allowed). Notary information possibly could be made searchable in the future. I think the suggestion to require document preparers to ensure that notary information be legible is...

Answered: 227 Skipped: 47

2.2★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	23.79% 54	23.79% 54	43.17% 98	9.25% 21	227	2.21

- Q30** An idea to allow the use of a compact “INDEX LEGEND” in a table format (a grid of cells arranged in rows and columns) to present required recording information to the recorder (in addition to the cover page option) is being explored. I think the idea of using an Index Legend to provide required information to the recorder is...

Answered: 227 Skipped: 47

2.1★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	18.06% 41	30.84% 70	25.99% 59	25.11% 57	227	2.11

- Q36** In conjunction with a plan to have counties index property documents by specific “parsed” location information such as section, township, range or lot, block, subdivision name or town; it has been suggested that document preparers and submitters of property documents be required to provide the “parsed” information on the first page, cover sheet (or index legend, if allowed) in addition to the standard long legal description. This could help improve the effectiveness of location searches. I think the idea to require preparers to include “parsed” information, such as section, township and range with documents, when applicable, is...

Answered: 225 Skipped: 49

2.1★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	27.56% 62	27.11% 61	35.11% 79	10.22% 23	225	2.08

- Q34** It has been suggested that Iowa law be updated to indicate that a cover sheet should not include an attestation statement, or any information intended to have legal effect. I think the idea to clarify that cover sheets should not include legal actions is...

Answered: 227 Skipped: 47

2.0★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	20.70% 47	25.99% 59	18.50% 42	34.80% 79	227	2.93

- Q37** In conjunction with a plan to have counties index more associated references between documents, it has been suggested that document preparers and submitters be required to provide the associated reference information, when known, on the first page, cover sheet (or index legend, if allowed). This could improve the effectiveness of indexing associated references. I think the idea to require preparers to include associated references with documents, when known, is...

Answered: 225 Skipped: 49

2.0★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	21.33% 48	39.56% 89	22.22% 50	16.89% 38	225	2.01

- Q35** In conjunction with a plan to have counties consistently index the parcel identification number (PIN) for each property, it has been suggested that document preparers and submitters be required to provide a parcel identification number(s), when applicable and known, on the first page, cover sheet (or in an index legend, if allowed). PIN numbers could then be more consistently indexed and used to search for and retrieve property information. I think the suggestion to require preparers to include PIN numbers with documents, when applicable, is...

Answered: 228 Skipped: 46

1.9★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	32.89% 75	30.26% 69	25.00% 57	11.84% 27	228	1.91

- Q33** Declaration of Value (DOV) documents, which provide information about real estate property transactions, are not currently recorded by counties even though they must accompany specific, recorded conveyance documents. The recording of DOV documents so they may be accessible to the public online is being explored. I think the idea of recording DOV documents and posting them online is...

Answered: 228 Skipped: 46

1.6★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	41.23% 94	32.02% 73	10.96% 25	15.79% 36	228	1.64

- Q43** Currently, most Iowa counties assign recording times down to the minute. It has been suggested that all counties adopt a standard system for specifying the recording time, and that it should be to the second or millisecond. I think setting recording times down to the second or millisecond is...

Answered: 228 Skipped: 46

1.6★

average rating



	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
☆	51.32% 117	25.44% 58	11.40% 26	11.84% 27	228	1.55

Appendix C

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PRELIMINARY

RESPONSES TO QUESTION 25

Response No.	Q25 Thinking about your experiences searching with Iowa Land Records, what changes or improvements would you like to make to the search interface and website?
1	Go back to the old sign on
2	I'd like to see the search limit taken off. It's easy to go over the limit and not always known when a "big search day" will happen.
3	More consistency with timeliness of e-recording documents, not all counties have the same sense of urgency in getting the documents recorded that are electronically submitted. Not all counties are consistent with what is required on certain conveyance documents
4	I really do not use your website that much.
5	An easier way to check on pending filings would be nice.
6	make the ease of finding documents under names or businesses the same throughout each county.
7	I am able to find the things I need without a problem
8	I think Iowa Land Records is very user friendly. Keep up the good work!!
9	Increase number of records to download. Make the number by month instead of by day.
10	It's harder now to search for a document than it was in the old system.
11	The ability to do partial searches. Instead of having the names exactly how they are indexed it would be great to be able to a piece of the name in to be allowed to find documents associated with the search.
12	A few suggestions would be to have the option to turn off the token authentication. It is a pain to have to do every time you log in. Maybe make it so it asks to authenticate every 60 days or so. Another suggestion would be to not have to select the county you search in every time you make a new search. As in it either holds the previous until it's reset or you re-log in to the account. I understand the searching wildcard (*) addition to get more results, but you might display that tip more prominently. Most of the coworkers I work with that utilize this don't understand the concept of it and get frustrated when they don't get results back. So instead of that tip being in a hyperlink, display it openly.
13	N/A
14	References to book/page and Instrument/document numbers need to be consistent from county to county.
15	Help prompts and references with examples of search syntax.
16	consistency of data input, older documents need added
17	Bring back the box to search the property description since many counties indexed their locations that way during certain periods of time.
18	Making Login information sufficient so as not to require an authentication code every time.
19	As mentioned in previous questions
20	na

21	Being able to distinguish between active ownership and former ownership would help if one needs only to find the current ownership parcels by an individual or corporation.
22	instead of having a complete name when search entities, it would be nice to only have a few characters, i.e. Simmons Perrine instead of having to type in Simmons Perrine Moyer Bergman PLC
23	the updated version of land records has been an improvement.
24	Not real friendly during usage.
25	Interactive Map where you can select a property and have it retrieve any documents related to the property. Just an idea. My experience with the new ILR website is that the "Advanced Search" it is not retrieving all available documents when searching by Section, Township, & Range.
26	My primary purpose in using ILR is to conduct title abstracting. It would be nice to search for parcels based on parcel ID only without need to manually cross-reference ownership by title holder name and dates of transfer.
27	The previous ILR gave county recorders the option to index multiple ways. With the new ILR you have not been able to access these records that were indexed from a previous tab. I feel that this is not the fault of the recorder as ILR have them multiple options and if they were not to use those options previously then they should not have been even any option at that time.
28	The use of "and" "or" would be quite useful in a search. Subdivision names seemed to be entered in various ways and spellings. A list of suggested items would be quite useful in a pull down list.
29	Older records dating to the 1980s at least to be on ILR
30	Use the Polk County assessors website as a model.
31	Consistent naming conventions for the counties.
32	To be able to associate and default one county to my login so I don't have to scroll through all 99 counties every time, with the option of being able to switch to other counties should I need to.
33	The ability to search for a partial name, especially helpful when individuals may have multiple last names (such as latinos with 2 last names) and it is unknown how the name was referenced when recording documents.
34	The system works well and, in my opinion, does not need much change.
35	The interface is okay, I would like it if it were more condensed.
36	I feel the search capabilities are set up well for Land Survey needs.
37	Connect ILR and Beacon ASAP.
38	Consistency and accuracy in indexing.
39	it is a nice change. any search tips, wildcards etc. county search tips or unify recording standards between every county.
40	Ability to search by parcel number or local address.

	If a plat of survey or any other real property document is in a certain section, township, range, the document should appear in a search for all documents in said s,t,r. Very often, this search parameter returns no results. I suggest a standardized form be implemented and made available to all efile users that contains fields that can be filled in with the s/t/r, grantee, grantor, subdivision, company, etc, etc. I think ILR would see more cooperation than one might think as this would place some of the categorization legwork on the end users. I know I would be happy to fill out that basic info to help the next person searching for documents as it would in turn help myself and all others who utilize the system. I would be extremely cautious before linking beacon and other external systems and getting AI involved. The technology as it stands today is already bordering on the edge of too accessible for the average joe. I believe Iowa is the last, or one of the last states to utilize abstractors for title. The profession has all but been deleted by title insurance. If we condense and interlink all ILR documents with other systems, it will likely devalue and eventually may contribute to the demise of several of the skilled professions that are the backbone of our entire land rights system. Imagine if every person with no skill or frame of reference had unlimited access to all information relating to their neighbor or someone that they did not get along with. The efficiencies we all may gain could be largely negated by the amount of fixing problems that were created by the increased ease of locating information. A doctor loves to hear your self diagnosis from a google search as much as a surveyor likes to hear a property owner state that they know where the property lines are because they found out what a beacon aerial is. I think a shared effort in bettering the reference fields and maybe an AI application tool to be used within ILR organization for help with managing data could be great options to better the system if implemented well. With all that said, we do love ILR and the convenience it provides. The staff are all very responsive and a pleasure to
41	work with.
42	Some counties indexed by the legal description. I would like to see that search capability again.
43	The wildcard search feature is helpful, but it would be nice if the searches were automatically open ended, as with most search engines.
44	New system is not as easy to navigate as yet, probably need to be in it more but when I need something that may be filed in a number of different counties, it is now harder .
45	Just wish searching for documents was easier. The old site allowed me find documents with limited information. Now I feel like I have all the information for a search and still struggle to navigate to the document.
46	The search method isn't very user friendly at times.
47	Tying to Beacon would be very helpful.
48	The name search function is not user friendly. We often cannot find documents relating to an owner because there are "-", "aka", and business names are not with correct spacing/periods, etc.
49	If I have the actual recording information, I would like it to show up. Sometimes it doesn't and I have to search different ways.
50	NONE AT THIS TIME

51	Return the ability to search by the LEGAL DESCRIPTION field. Until a way is found to accurately link that information to the Section-Township-Range or Lot-Block-Subdivision fields, there is a HUGE amount of data that is not being utilized. I think it is going to be a struggle to find a way to create those links, as there are innumerable ways that the data was entered in the LEGAL DESCRIPTION field. Will AI recognize that 307815; 30-78-15; 78-15-30 are all ways one county may have indexed documents in the LEGAL DESCRIPTION field? There were ways to figure out how the individual county indexed things in the LEGAL DESCRIPTION field, it was labor intensive, but once you figured it out you could keep a reference sheet for that county. Maybe open the old search to certain professions? Maybe for a subscription fee? If I have to drive to the courthouse to search the county indexes to find the recording information for the documents, I will just print them off there.
52	I still struggle with the new search interface to find what I need. I tend to have to go broader and sort through to find the certain document/name that I need.
53	I would like ILR to be more user friendly, easier to navigate through, and easier to locate records while searching.
54	I really don't like the changes you have made. Makes it more difficult to find exactly what I'm looking for. Other documents is not helpful
55	None at this time
56	I'd like to see PIN as a viable search method for documents. It's difficult to find documents - at times - at the moment.
57	Partial company name search- currently you have to input the company name exactly as it was on the recorded document
58	The ability to search by common property address (house number and street name) would be very helpful.
59	Ease of use. Now somewhat confusing interface. Log in not consistent.
60	My opinion is that your current interface is perfect, and I would like it not to change. Change can be good, but you have a good product, and you need to respect the aging of your market.
61	The new system is much more difficult to use than the old system.
62	I don't have any suggestions at this time.
63	I wish the search didn't need to be specific, like if you searched "JANE DOE LAWNCARE" but if they have it in the system as "JANE DOE LAWNCARE, LLC" the first instance does not pull anything at all. The old system was not as specific and would have pulled the information you were looking for.
64	I want to be able to search legals or for a property without knowing EXACTLY how it is put into this system. If things have to be entered the exact way they are input there has to be some type of option list that tell us what our indexed options are.
65	None come to mind immediately
66	Improvements to consistency and having documents further back in time.
67	A physical address on the page if available.
68	I wish we didn't have to use the asterisk to make sure we get the wild card results.
69	The option to search by street address would be a nice option.

70	There have been times when a search doesn't show the necessary results. There does not seem to be a reason why, for instance, the name search didn't work but a reference search does. If you don't have the reference information, you should be able to search by name but we have had several times when the name search gave no results and you knew it should.
71	The new site, to me, is harder to see what you need. If you could have something more like the old site, that would be easier to read & see the documents at a glance.
72	Need a PRINT button for results in entirety. Need a FULL LEGAL search field. Need the ability to search more than one name at a time (esp first names, not to repeat the same search for every married couple). Need the ability to use a wildcard at the beginning of a company name search especially--HOA searches are almost moot without this feature.
73	When we use this site to search for our Abstracting purposes, we are printing out our search results for our files so that we can easily go back through what we've found, and for future reference to see what and how we searched a person or piece of real estate. We would really love to see a more "printer friendly" version of the search results!! Right now the results are very large and blocky and take a a lot of paper to print.
74	Eliminate the TOKEN request and/or Verification code. The verification code is timely. It would be nice to be kept logged for the day instead of waiting for the code to be sent every time we login.
75	It would be nice if there was an easy way to search for a parcel and everything associated with that parcel would come up, searching through the land search is complicated and doesn't bring up the desired results.
76	More specific indexing of legals so that searches would come back with more documents. Our title plant searches return many more documents than can be found by the same specified search on ILR- this is because we index differently so things are easier to find. I'd much rather be returned more results that may not be relevant than miss a document.
77	not sure
78	I would like to see the date the recorders last uploaded filed documents and their last filing date available on the new platform instead of having to go to the old platform page. Also, a true "effective" date for the recorders offices. A standard for how the legals are entered to be shown on the search page. MAKE THE SEARCH PAGE PRINTER FRIENDLY. While I realize this is a "web based" product, we still need to be able to print what we are seeing to us to make sure we are doing a complete review of the available information.
79	capture broader scope of records
80	Make the search feature easily accessible on the tool bar. Seems like we are always hunting for the search feature once we have logged in.
81	If I could change one thing, when searching for something, I wish you could leave off the date and it would populate all records. Much of my research is looking for all property information ever, so that custom entry of a date is really cumbersome to the research process.
82	I frequently receive the message "query is taking too long" and it won't display what I'm looking for.

83	The biggest thing I would like to see is consistent indexing across the counties. Along with being able to search document numbers multiple ways. It is very frustrating having to guess how the document number is in the system and wasting time searching it multiple ways until I find it, especially when the only information I have is a document number
84	The new search interface is terrible. It's clunky and takes too many steps to get the search results that used to be simple to get. Needs better instructions on a wild card or way to search variation of names.
85	not user friendly...shouldn't require training to search for records w/ "tips and tricks"...a well designed software makes it apparent what the user needs to input
86	It would be much simpler if I could search by street address. House number and street name, when searching for a residence. If I could start my search there, it would be much quicker and less laborous.
87	Someway to print your results in a more compact fashion. So that it does NOT waste so much of the page!
88	Right now the search interface isn't very user friendly. Especially when searching for an organization. If the name isn't searched exactly how it is on the document it won't pull up the document. I think it would be more beneficial if you could type part of the name in and still find the document. For instance BluePen, LLC needs to be searched exactly as that if that's the name on the document. It would be helpful if you could search Blue Pen, LLC and still find the document you're looking for.
89	Searching by partial name could be easier in case they have multiple last names
90	In Illinois all parcels are provided a Parcel Identification Number (PIN) and it makes searching more efficient. I've had good experiences with ILR, however, I have had problems searching for recorded documents against the land specifically, when I didn't have current owner information.
91	TWO STEP VERIFICATION NEEDS TO GO. Particularly on the legal side, it's a lot of work just to get into the system when I am meeting with clients. Our staff don't need any additional barriers to using the system. I would feel differently if it was my email or banking records. These are not state secrets, literally, the whole idea is to get the information out there. I'd be ok even if you only wanted to do it once a month, but every time is exhausting I get somebody to step verification request that I just had create a separate folder in my email to funnel all of your emails. Otherwise, your system is wonderful. The changes have been positive. Keep up the good work.
92	I would like it to be easier to find property specific information when you don't know the current/past owner.
93	It seems searches are not consistent in each county. One county may show the Book and Page number on Beacon but when using it on ILR, it is not found and must use other search options. Sometimes one can search grantee or grantor in a county and find the document. Other counties may only use one party.
94	more uniformity among all counties in how they enter information so searches are the same

95	It is more cumbersome to access now. Really not liking not being able to stay logged in on a trusted device ... that is a pain. Always doing 2 stage authentication to search.
96	None
97	Make it easier to search for legal descriptions.
98	I would like to see it more user friendly, most of the time if I search by book and page number it doesn't bring anything up. It would be nice to see it more like the the Linn Co and Johnson Co search for records were you can see more information on the line item without having to download each doc
99	Abstractors NEED the date the county's have uploaded documents through and the date they have documents back to. Search logic also needs to be able to use the wild card (*) in front of the information being searched.
100	remove date search field
101	nothing at this time
102	make every county in Iowa use the same protocol
103	More sort and filter options
104	It would be nice if you didn't have to select the county name every time you change a type of search. Such as running a name search then changing to a reference search. If you select the county, it should stay with that county until you leave the website or you physically change the county name.
105	The more consistent is it across the state and from county to county the better for all! Consistency for every county as far as information, type of searches, availability of various types of info., etc is critical for businesses to operate efficiently.
106	It's frustrating to have to spell out the exact and full name of the LLC instead of a portion of it. For example, searching "Stat Care" doesn't yield any results but "Stat Care Clinic, LLC" does. This is less efficient and a worse user experience than the old version.
107	The older version was much easier to access and search.
108	The new system results "No documents were found." far too often, many times when documents were recorded. Training videos were did not adequately explain the need for an * for everything. It is way too easy to not have results shown for recorded documents. I could navigate the old system and bring up better results. I would rather that ILR show docs that may not apply, rather than missing docs that are there, but not shown.
109	The old system was more accurate in pulling information. I have difficulty when typing a name and county search, or a county with parcel ID search. Those style searches are very inaccurate now in multiple counties on the newer system.
110	Name searches seem sketchy. We know a person has a property in a county, but searching last name first name or last name first initial in a county does not always provide results. Searching by legal frequently does not provide good results.
111	I think the main changes are being addressed making indexing consistent between everyone who is submitting documents so when doing a search, one does not have to learn how the documents were indexed for every county.

112	N/A
113	We used to be able to search for a document in all 99 counties at one time. We now can only search 5 counties at a time. In the case of looking for a missing POA between 2 lenders to clear title, it makes it extremely tedious with only 5 counties at a time.
114	No comment
115	I am quite satisfied with the search capabilities, and do not have any concerns or issues.
116	It's fine.
117	When you have your list of search results pulled up and you click on the pdf icon for a particular document and then you go back to your search results, we would like that document information to have a green box around it so you know where you were in the list of documents you were searching. Also, we wish there was no 120 limit on searching and viewing documents for abstractors. We feel that we should have a higher clearance level for the website like we do with Iowa Courts Online. I am on the title plant inspection committee for ILTA and it is hard to stay within the 120 limit in a day when trying to find documents for an inspection.
118	When switching between search functions, the County has to be selected each time. Would be better to save the county, unless manually changed.
119	Should not be a limit on how many searches you can do in a day. 120 is not enough.
120	No opinion
121	Nothing that I can think of at this minute -- LOL.
122	I think the "custom search" option could be improved. I think the old option was easier to use.
123	It would be nice if it could retrieve similar spellings or link to maiden or former names. Additionally, the ability to create an unofficial "abstract" for a parcel would be nice. Finally, a feature linking agricultural land to Secretary of State filings would be amazing.
124	I would have to take a long period of time to digest this. Our usage is generally minimal for business relate searches and works well enough for that purpose.
125	Being able to select the county once and keep it selected for that whole login, if desired. A way to search all parties at once - I have had difficulty finding a document, especially when the party/parties is/are an entity instead of individuals. For example, I recently searched for a 2023 document by entity name. I searched in the "Organization Name" field, and got nothing. I had to search the entity name in the "Last Name" field in order to find the document.
126	In Benton County we would like to be able to search our older records by the legal description that was indexed. We do not have that capability now with the new search system
127	Don't know enough to suggest any changes.
128	None
129	.
130	having parcel numbers match up to the documents - beacon to ILR
131	None

132	Getting property searches normalized, and those counties that you the Legal description entry that is no longer available need to be made to update at least to section, township, and range as there are records that are inaccessible in those counties, and some counties have switched back and forth between the used STR and Legal Description making for incomplete records.
133	I don't do it often, but the website over the years is hard to use when you don't use it all the time, and the terms used are tricky. It needs to be more user friendly. hard for me to get specific, but I've had trouble in searches when I have information about a property and know it exists. I'm trying to find a document so I can get a full legal on it and the search keeps telling me it is not there.
134	That the search should go back to the last searched item, not to the beginning of the search each time one returns from looking at a search.
135	No opinion at this time as my use of Iowa Land Records has been limited.
136	The ability to search multiple names at the same time (eg. titled couples with different last names or a/k/a)
137	I would love to be able to search all 99 counties at once for certain documents when we are looking to see if anything similar is recorded in another county. I think it limites us to five or six counties right now.
138	Agricultural ground search
139	I would like to see a continuity in names...such as spaces in last names, etc.
140	I like how Dubuque County does their search because you can click on the Parcel ID and it will display all of those results and you do not have to log in to use it. The login and password is too extensive. I had to write the password down and post it to my computer for all to see because not only is it required to be so long, it keeps changing, ughhhh.
141	Nothing that is not listed above
142	none
143	Sometimes when searching for a document number "0086-107" for instance as it would be listed on Beacon or another county assessor website - trying to search it on ILR I usually have to try a variation of "0086" "086" or just "86"
144	Initially, I found the search method to be less user friendly than the former version, returning no results regardless of what search method I was using. After calling ILR, I was educated on how to use wildcard searches, which then provided the results I was searching for. I am advising of this to suggest a live webinar tutorial - 30 minutes even - to review how to use the system.
145	I'd like to be able to use parts of the legal description to return search results. Sometimes I know all or part of the legal but not the owners name at the time of need
146	none that I can think of
147	As you know searching is not consistent between counties. The old site had tips on how to search from the recorder (i.e. always put enough zeros to fill seven spaces... or don't put zeros). Without those tips it has become very difficult to search in counties I am not familiar with.

148	access to the system needs to be simplified each search requires input of all of the information for the search even if in the same County, is there a way to have some of the fields default or at least stay the same for consecutive searches ?
149	The common property address should be a search field
150	Currently it can be difficult to search for old plats or subdivisions. I have often wanted to search for all documents affecting a certain plat, subdivision, etc., but when I do, I receive limited or zero results. I know the documents are there because I can find them if I search the book and page number...but sometimes I don't have this information. My biggest request would be an easier way to search for documents affecting a certain parcel (or parcels) of real estate.
151	The ability to go back to search in the same county I was already in and not have to select it again.
152	Ability to search by common street address
153	Make it more user friendly
154	I have had issues with not being able to login for several minutes because the access code doesn't email to me even if I click 'resubmit'. Since this is all public record anyway do we need this extra authentication just for search? Maybe I just don't know how to do it but I would like to be able to type in 'Power of attorney from bank x to bank y', search all counties and have it come up. Right now I have to search county by county and go through hundreds of docs -not just poa's but anything with that bank's name.
155	My main concern is that, to conduct a reliable search, your data entry has to be exactly "correct"
156	none. it is now the most reliable platform of any state
157	NA
158	Note: when I was answering the questions I noticed that if I selected the "very important" star, all three of the stars were illuminated. I assume that's the way it was supposed to function.
159	It is cumbersome to have to always use a wildcard character on every search. Also had to learn this thru trial and error. Although it is nice to be able to limit results for example the last name is "Anders" and i don't want Anderson, etc. so a wild character to stop search would be better. The old system had a info button for each county recorder that listed contact info and what date they were caught up to for recordings which was helpful. Guaranty that search results on IA Land Records is same as the county's in-house system. For ex Bremer County has a lot of docs missing and some days nothing gets uploaded.
160	The new interface is much better
161	WEll.....I have avoided it for years because it was so user unfreindly....I haven't used it in 8 years or so.
162	I would like to be able to search records as an individual. I lost this ability in December 2023 when you transferred to the new system. Why can't individuals still access the information?
163	None

164	Searches by quarter-quarter, quarter, section, township, range are currently generally unproductive; an ability to search by plat of survey and subdivision lots and condominium units (the first two being of greater importance than the last) would be very helpful
165	Basically outlined in the above ideas.
166	Get rid of land corner certificates. This can be accomplished by attaching a separate section corner tie sheet which can be attached to the Plat of Survey. Other states including Nebraska do this at the State Surveyor's Office (SSO)
167	In searching, not have to type the EXACT name of the item. Maybe have key words search?
168	not loving the new search options.
169	Get all county's to normalize data and index by S-T_R or platted lands. Have all recorded surveys available online.
170	More consistency in the search categories between counties Earlier records available online
171	I would like all counties to have the same searches available, file the documents the same. For instance, have noticed quite a bit of nuance when trying to use advanced search in certain counties- not able to locate documents, however when searching under different ways the documents are then located. It would make sense to file all documents so they are searchable under all searches available.
172	All sections should be inputted with 2 digits, 1 thru 9 would need a leading zero especially for sections 1, 2, 3. Example when searching with a wild card, Section 1 would get 1, 10 thru 19.
173	I don't like having to log in twice to do a search.
174	consistency among the counties
175	search by map a targeted property. similar to beacon
176	None
177	more consistent searching across counties.
178	Using a GIS would be tremendous
179	When searching for a document and viewing the document, It would be nice to have some sort of indicator of the documents you have viewed already in the list as when many documents are listed and viewed, it is hard to remember which documents you have already looked at.
180	the search engine needs to have some optimization with the speed of obtaining search results particularly when doing a legal description search
181	Keep the process the same
182	Be able to search by Plat name and Home Owners association
183	I work in Benton County. I NEED to search land records by the legal description. The old system was fantastic at this. Please make it a priority to make a search by sec. township and range as well as by city, lot and block available. I have had to raise prices to allow for travel to the court house for research. I loved the old system.
184	Every document gets indexed with a parcel #
185	I liked the old interface
186	Better navigation

187	Location not being indexed properly or at all by some recorders
188	I would like to be able to search Beacon under titleholder for counties that don't currently allow that.
189	Online recording with ILR does not facilitate margin notes which may provide information about other recorded documents such as court actions and easements.
190	We would greatly benefit by more detailed categorization of filings than "other"
191	n/a
192	Better &/or more filters to refine searches
193	The indexing of legal descriptions should be standardized, including separate search options for condominiums. Some are being indexed under the underlying subdivision and are very difficult to locate. More availability to search with wildcard options is also important to locate documents with variances in the names.
194	The system works fairly well for land record searches but I still am not able to find what I'm looking for in town. Searching existing subdivisions by lot and block is actually worse than before. This is the one thing most all surveyors complained about, and we were promised this new system would resolve that issue. Then you put a 10 search per day limit on us?
195	Need a PRINT button for results in entirety. Need a FULL LEGAL search field. Need the ability to search more than one name at a time (esp first names, not to repeat the same search for every married couple) Default search results as ASCENDING not DESCENDING, and default at 25 or 50 results rather than 5. Need the ability to use a wildcard at the beginning of a company name search especially--HOA searches are almost moot without this feature.
196	Better use of wildcards
197	More consistency in how counties reference the documents (book & page vs. reference number would be helpful to me. Starting with the document number from Beacon, it sometimes takes me two or three tries to find the document.
198	An easier way to navigate back to the recording site from the search site.
199	I have used Land Records for a number of years. I am comfortable with both the old system and new system. I am thankful for the work that has been done to get it where it is. It is nice being able to research from my office. Thank you!
200	I would like the ability to search by "contains" rather than "starts with" using the wild card. I often search by subdivision name and can struggle to match what's on ILR with what it's listed as on an assessor's site.
201	There are too many mouse clicks necessary to search for documents. Need to simplify. Also need to make the search feature easier to find.

202	I liked the County Map on the old site. I also think the *search* could be improved, I think it worked better on the old site. I do not like that you have to select the county every time you go back when searching for multiple documents. Getting County Recorders to scan in older documents would be nice, or make a note that for example, all Surveys from 2005 until present are on ILR, everything older is found at the Courthouse. Updating information to be found in S/T/R search would be nice. For instance, I believe Cherokee County has information from 2008-Present on ILR, however, if I know a document #, I can find older Corner Certs or Surveys, but they do not show up when searching the Section/Township/Range that they are located in.
203	Having book/page or instrument numbers input consistently, sometimes there's leading zeros, sometimes not, sometimes the numbers are in book/page fields, sometimes they're in instrument fields
204	Improve it. Very difficult to determine correct search terms (NE4 or NE 1/4; all caps or not; etc)
205	The new site is a huge improvement over the old site. Love using it.
206	Easier to login. The pin/code thing is frustrating.
207	Ability to search a business name with partial information
208	It was nice to have one search tool rather than multiple search tools depending on the how you're searching. This means if the indexing isn't working the way you thought, you have to start all over instead of tweaking your search.
209	Since the new website I have had a much harder time finding documents that I do not have specific book and page number for. The Advanced Search fields from the old website worked better.
210	Would there be any way to make it so the wildcard character would work in front as well as at the rear? As an example a search I just did wouldn't pull back because it was indexed with a zero and a hyphen in front of the lot number and a hyphen in front of the subdivision. I've had several like this where when I finally find the document it's got something odd in front.
211	More consistency across counties with book/page vs Instrument/Document numbers. It makes it very difficult to search for documents in other counties when they use varying formats: i.e. 2023-1234; 23-1234; 231234; 202301234. These are a few examples of the different ways they are shown in different counties. If you input the correct numerical digit but in a different format it won't pull up the document which I think makes things difficult if you don't know what format that county uses.
212	I don't like that we have to use an "*" to pick up name discrepancies that aren't even deviations, like a name with a middle initial.
213	The new ILR 2.0 was just released not all that long ago. It is too early, and I don't have enough experience searching to provide valuable feedback. I definitely would like to see relatable documents linked such as mortgages and releases, etc. like they are on the Recorder websites.
214	This new ILR is not user friendly. Every time you switch from Name to Reference or any other new item, you have to put the County in again. Waist of time and frustrating. The old ILR was easier to use.

215	The ability to search multiple sections within a township and range would be nice
216	I like the search interface, but searches can't be truly reliable until there is better consistency between the counties in how they index documents
217	The recommendations I would otherwise make are listed.
218	The old system you could search a specific time frame, but now they are present categories. I'd like to be able to go back to being able to type in a specific date search. Also, I don't like that you no longer can enter part of a name -- unless you list the FULL name search, nothing is found, for instance, if you drop the LLC at the end, my searches don't find anything. This can easily lead to missed documents/searches. (I liked the old system better than the new one.)
219	better indexing of tax/auditor plats
220	I would like to see more document types to lessen the amount under the "other" category. Also I would like to see older documents digitized. And make it easier to search text in legal descriptions.
221	Unlimited usage by abstracters and attorneys
222	It is difficult to locate records if under a trust, company, etc. (other than individual names). The prior lowlandrecords search seemed more user friendly in that regard. Otherwise, the new site is helpful. Also, some counties use book/page, while others use document numbers. For instance, a document recorded as 2024-0123 can takes a few tries to locate. Sometimes, that is a book and page, other times it is a document number, and the "0" may or may not need to be listed in order for the search to work.
223	Disable MFA
224	eliminate the need for a common person to register to complete searches, including the requirement that a search be done on the predetermined time period or re-registration is required
225	Get rid of the multiple login The old way was much easier to use
226	Maybe have the option change depending on county when searching by reference number. Sometimes I have to type the number in multiple ways in order to find a document (i.e. 2024-0000; 24-0000; 20240000; 240000). But I don't know if counties are internally streamlined in a way this would work. Maybe having the documents saved under the various reference types would be helpful, or having the search coded in a way that Book 2024 Page 0000 would also bring up a document 2024-0000, 24-0000, 20240000 and 240000.
227	None
228	Search by Parcel ID number in addition to name to narrow down search results
229	It much more difficult to search for a document with the new system. It will get easier (hopefully) as we use it more, but making a quick search box to search by name would be great.
230	With the recent change, I find ILR records search unusable. I need to go to individual county recorder's websites to find documents I'm looking for. Reconnecting with Beacon is essential to make the service more relevant.

231	It seems there are search issues with the new platform in some Counties. I have searched for plats that I know exist and have not found them?? A standard indexing process that must be used by EVERY County!
232	MAKE SEARCHING BY LEGAL DESCRIPTION EASIER IT IS STILL VERY UNWIELDY.
233	Sometimes when I am searching Book/Page numbers referenced on Beacon, I get no results even though they are correct. I also would find it helpful if the Declaration of Value documents would be part of the searchable documents. Ability view PDF's further back in time would be helpful.
234	I search Tax Liens, and the new system limits me to searching only 5 counties at a time. The old system was much easier for me when I could choose any number of counties to include in my search.
235	the ability to search ALL 99 counties again would be fantastic. It takes too long to search for certain documents that are needing to be recorded in one particular county. EI - POA's for lenders
236	It would be nice if the homepage had the search link at the top instead of requiring scrolling to find. Name searching requires use of an* not to miss nicknames - for example, a search for Kimberly Smith won't show Kim Smith nor will a search for Kim Smith show Kimberly Smith. This may simply involve getting accustomed to different search requirements, but it seems like a step backwards in having a user- friendly search engine. Maybe AI will help with searches one day. On redaction - most sensitive information like social security numbers have been eliminated on documents, which is why I answered that it seems less important to focus on redaction. As for public officials - police, judges, etc., "protecting" their information can leave holes in the chain of title to properties, which makes searching less reliable. Do the holes ever fill-in after the protected individual sells the property? Also, access to a complete public record is necessary to establish marketable record title. Recorded documents should remain public records, not abstractor records or lawyer records and certainly not title insurance company records, which is what restricted access essentially means.
237	It would be helpful to have some notes as to what format to use for what counties (i.e. DDDD-000XXXX, DDD-XXXXX, etc.)
238	Allow all counties to be searched at once. The old Iowa Land Records did this, and was faster to boot.
239	N/A
240	Having records further back in time.
241	so far, I think this service works well as is
242	no suggestions
243	I personally feel the new site is much harder to navigate in general. I am definitely not as comfortable using it as I used to be.
244	Having accessible & consistent records in each county going back at least 40 years should be the first priority. Being able to easily determine unreleased mortgages and other liens would be a high priority. Also, identifying other documents - easements, covenants, etc. also should be a priority.

245	Searching for two part/word last names or names with ' (i.e. as O'Brien) asterisks in them. These search items do not easily return results.
246	Add information about each county telling how far back their records go in the ILR system, specifically for deeds, plats, surveys and easements (obviously the things I search most). Links to County websites with information that maybe isn't in ILR, but related - Example: Dallas & Story Counties have ways to find scanned subdivision plats or old surveys on their website that are not indexed in ILR. I fully support your efforts to make the counties consistent in indexing and trying to go back further in time.
247	It would be helpful if a new password wasn't required quite so often. 90 days comes around pretty quickly
248	Option to search all counties for a name
249	Being able to search the free-form text box is essential for our organization as the documents are not all indexed to parsed descriptions consistently or accurately. If all records could be reviewed to have consistent ways of indexing that would be amazing. I feel like that would require more training on the part of recorder's offices. Particularly when it comes to s/t/r legal descriptions. I would really like some sort of print button that makes it easy to print off all the information displayed on the screen without getting anything cut off. We print the results of our searches A LOT.
250	Being able to search all counties, or several counties, not just one at a time.
251	Let us search all 99 counties at once.
252	If there was a mobile app available, it would be helpful.
253	Will sometimes search a business and not know entire name but it will not generate any results even with the first word.
254	It's been great. Sometimes the forms are under the wrong description.
255	I am still learning the new system, no improvements needed at this point
256	Honestly, the old ILR interface was more intuitive and easy to use. This new system is actively difficult to determine if I'm not getting results because the document doesn't exist, it's not indexed correctly, or I'm not using the correct search parameters. Because of this, I cannot and do not trust the search results. Having reliable search results would seem to be the whole point of online records. The system was better when I could search all 99 counties at once. It made it easier to try to find powers of attorney for lenders/servicers. It also made trying to track down heirs or locate individuals much easier. It is so difficult to search that I've had to call Lisa for help getting a document I knew existed and had the recording information in hand. Part of that is because each county numbers differently, but it seems that it's more a systems issue. Until the primary function of searching the public records is fixed and mastered, I do not believe ILR should use resources chasing AI integration. I feel that may muddy it even further.
257	don't limit the number of searches I can do in a day.
258	I feel the older system was more user friendly. In addition to adding the search features above, it would be great to have the same flexibility that the older system provided.
259	I think the site works how it should i have no complaints

260	It would be great when searching by book and page or reference number if it didn't have to be an exact match, i.e. dropping leading zeros, etc.
261	As an admin on the e-file side, I would like the option to login to the search side only without waiting for a verification token.
262	When you are searching in a county make it so you don't have to re-enter the county everytime you look up something. List the standard way you should enter section-township-range when searching that way. Do you enter a 0 if it is a single digit number or not in both the section and township, so you don't have to guess or try it both ways. Indicate how far back a particular county goes with records online like it was on the old system.
263	Would like to be able to search all 99 counties at one time. Would like to be able to use control key to add multiple options at once instead of adding individually, ex. county and document type.
264	Access to the site is a pain. To bad we live in fear of what might happen. But best to play it safe to avoid fraud.
265	The old system allowed searches by address or parcel number, I found that useful.
266	I do not like that you now have to type in the complete and full first and last name, instead of just using the first 3 letters of the first and/or last name. If a name is indexed incorrectly at the recorder's office, this makes it impossible to find a document. Additionally, I do not like the 2 step verification process to get into land records.
267	PLEASE PUT BACK THE DATE THE RECORDS ARE UPLOADED THRU!!
268	I truly think you should go back to having the ability to search all 99 counties as once instead of 5 counties at a time. That was one feature in the prior search engine our firm used alot. Otherwise I like this system better.
269	search by parcel number
270	Easier way to connect mortgages to releases or extensions
271	Consistency in knowing what I search will show up
272	it is fine the way it is....do not expand
273	None at this time, I like the new system
274	None; works well
275	I'd love to see a STREET ADDRESS line. Sometimes the street address is all I have to start with.
276	all parties should be indexed to be able to search for
277	Please remove login and password requirement to search public records.
278	While doing a basic name search, be able to select specific document types that are returned for easier sorting and viewing liens and releases.
279	More options for types of searching (such as searching for specific document types under a name), and make name searches easier to expand (such as adding drop downs for "exact name" "begins with" etc.)rather than using Boolean search methods. Expanding the ways of linking docs together would also be helpful as I have sometimes noticed docs do not link properly and have missed mortgage assignments etc. previously.

280	No limits to the number of searches!!! This is public knowledge and the public has the right to see it without restrictions!!! Only SS numbers should be left off information. Iowa is free of this service and MUST keep it free of charge to the public. That is why Iowa is the great state that it is!!!
281	I don't like to be limited to 120 views a day - when I am searching documents & need to constantly go back & forth for new abstracting or finals. This is a battle for us to not print at our office & having to run to courthouse to print so we don't run out of limited viewings. To not have maintenance times during business/working hours - when we have to search up things for an attorney last minute & then not being able to access the site at these times.
282	When I'm searching for a recently recorded document, I may first try to search "county", which doesn't yield the result I want so I try "name", etc. and maybe eventually try looking up the lot/block/subdivision or something. I wish there was a way to avoid having to choose the county and date range every time I try a new way of looking.
283	I would like unlimited views per day instead of being limited to 120 views per day. Prior to Iowa Land Records 2.0, there was not a limit on the number a views a person could view per day.
284	somehow highlight search results that have been viewed. when many results are shown, sometimes I get my place lost when opening the pdf's
285	Sounds like we're headed in the right direction or asking for input about what I would be interested in. I would like the "other" search type to be changed at recorder or ILR level so it is found where I believe it should be.
286	I'd like to be able to select all the counties at once, like I did prior to the update. This is helpful when clients may own properties in different counties and not always remember.
287	I generally like the changes made in the new system with the exception that results do not print well. I inquired about this but was told the system wasn't designed to be able to print results. We do a lot of searches and need to be able to document those searches, and we could easily print or PDF searches in the old system. Although I am not a programmer it seems that this should be simple to address in the new system..
288	none
289	Not every county seems to index names the same way--especially when it comes to multiple syllable last names. For example, in one county, the name John Vander Berg might come up when you type it in as is (Vander Berg), but another county might have it listed under Berg, and another county might not include the space, but have it as Vanderberg. It can be challenging to know how to type the name in to get appropriate results.
290	navigate between related documents, ability to print the summary search results in a format that is easier to read
291	Search by property address in cases where no other information is available.
292	The search interface is not currently set up to search partial last names or first names. If a name is spelled incorrectly in the system, the documents searched are unable to be found. Changing the search interface on the website would be helpful.

293	I hope older transactions will be added to the database. I wish there was an example showing the exact format required for Section Twp Range etc when searching for documents.
294	I think that we shouldn't have to always select a county when searching for mortgages tied to a certain person.
295	I miss where the old site would provide information on how far back each county's digital records are available.
296	I believe that consistency is key to ease of use.
297	Add middle name/initial as part of search option
298	The types of searches I like are more or less covered under Advanced Search, but I think the old search screen was easier to navigate than the new one where you have to select a type of search before you begin. Would also like to see an option for selecting either Grantor or Grantee in a name/organization search.
299	information is key, the more you can access, the better we can do our jobs
300	i love the new site-but it should have the property info on all records
301	No new passwords for 365 days, should be able to see all around the county not just what you have submitted.
302	The new search is very user unfriendly. Need to be able to search by partial name. For example, Searching for Central Iowa should include Central Iowa Water Association in the results. It seems like the search term has to match exactly or the records don't show up.
303	In the advanced search screen have the previously selected data remain when conducting another search. Ability to search by address if applicable.
304	I am having trouble with the current change in access. My username and password often do not work.
305	Seems there's still a lot of docs that can't be found on the new website.
306	smaller password or one that does not change often and small font like before where you can click on it for more info instead of it taking up space right up front
307	The overall search function is extremely finicky (to strict) and should allow a number of instances whereby a broader search is needed. The search function is just way to finicky and most of the time nothing populates from a search function.
308	Change the output so that is is in a more condensed form. It is currently large print and even a small listing of 20 items takes pages of printed space which is cumbersome to wade through. Thanks though for the detail that is provided.
309	I very much dislike that I have to receive a emailed code every time I log in. There are days I log in to ILR 20 times. I feel like there should be a way to bypass this on computer that is not public. This is more work than it is to log in to our online bank account.
310	I have a much harder time finding the information in the new website than I did in the old one.
311	An easier switch from Submitting to Searching.

312	Being able to use a wildcard in searches would be helpful. Being only able to search exactly as indexed, leaves lots of room for missed documents when searching. Such as when the name is indexed with a middle initial and that is required for that specific result to come up. O
313	I would like to see a County Posting Date or Verification Date so you know what Date the County Index is valid through.
314	I find it very hard to search for company names even using an *. Some counties also take days to get the recorded deed on the system.
315	Making the search as easy as possible as everyone is always pressed for time
316	I my opinion the newer site is less effective when searching for records whether it be a client name or parcel #. Most common result for a search is no record found. It is very frustrating.
317	Being able to search EVERY record back to at least 1999 for EVERY county. It would save me time having to call every county for certain documents.
318	Searching by entity/trust name seems to cause difficulties because the searcher does not have visibility to see how that deed/instrument was indexed and whether the person indexing used shorthand. It would be better if there was a way to search by keyword or something along those lines. Similarly, when searching by document number/book and page, it would be nice if after you select a county, there was guidance as to what system the county uses (whether its book and page or doc. number, or if the county used book and page before a certain date).
319	I think there needs to be more options of types of documents. and, I think it would be great if you could search by property address
320	Be able to search by parcel number is highly important
321	functions well for our office as is
322	I liked the old website better. I found it easier to use.
323	I am not going to lie the previous platform was easier and less time consuming .
324	log on two step verification passwords variations are all too cumbersome

RESPONSES TO QUESTION 26

Response No.	Q26 Thinking about your experiences searching with Iowa Land Records, what changes or improvements would you like to see happen in how search results are displayed?
1	I'd like to be able to tell where I'm at in the results (a little check or different color or some indicator)
2	none that I can think of right now.
3	I have no suggestions for improvement at this time. I appreciate the good communication with the users!!!
4	Allowing it to take you back to the place where you were when you opened a document instead of back to the top.
5	I think the displayed results look good!
6	N/A
7	Bring back the map where you can select the county before the search. It has become tedious to input the county on every search.
8	no opinion.
9	Have not really thought about it.
10	to be able to print the search results screen in an easier to read format
11	I WOULD LIKE THE RESULTS TO BE NUMBERED SO I DONT LOOSE MY PLACE WHEN OPENING PDFs. GOING BACK AND FORTH IS CONFUSING.
12	Highlight the name being searched possibly
13	Thank you for adding a brief legal description (well some counties at least). This is more helpful than you can imagine.
14	I think it is slowly improving and use it a lot to find images of deed records and such
15	I do not have an opinion regarding how the results are displayed. Just don't trust specific searches are retrieving all the results it should.
16	My primary purpose in using ILR is to conduct title abstracting. It would be nice to search for parcels based on parcel ID only without need to manually cross-reference ownership by title holder name and dates of transfer.
17	Some how need to link the legal description tab to what is current or will have to add it
18	Put back the ability to sort records by Sections, etc.
19	A common name. Book and page? Instrument #?? Document #??? Doc #??? Just pick one and make it standard
20	Use the Polk County assessors website as a model.
21	No change.
22	ascending order as the default
23	I am having difficulty adapting to the new format but am making progress and therefore would not see a need to make more changes
24	Display results look good
25	More consistence between Counties and the possibility of storing unrecorded surveys up to 1992 or the year when surveys were required to be recorded.
26	I preferred the old listings. More documents in less space on a screen.

27	to able to open the 2nd window/tab to view the document. I used to keep my search results in one window, then viewed document in another window. that is not an option currently, please bring that back. also, when looking the search results, once viewed and go back to the search results the viewed ones need to be identified with a different shade or something to confirm that it's already been viewed. numerous of times of going back and forth between documents then to find out that I already viewed it, which counts against my 120 per day.
28	My only suggestion would be to condense the result list a little bit so you are able to see more of the results at once as you scroll through the list of search results.
29	More consistent results. Smarter searches.
30	I would love to see documents you have viewed already be grayed out, so you know that you viewed them already.
31	Filters within the search results might be helpful.
32	Clarity of Grantor-Grantee could be improved
33	Not sure that I have any ideas.
34	There is too much white space in the displayed results. It would be helpful to have the search results more condensed like the old system.
35	Once I do a search, I have a listing of a lot of documents, trying to find something, I would like to keep that listing but be able to request narrowing it down even farther. And if need be when looking for a particular document, to keep refining until I find the document or not.
36	A different heading on the Grantor/Grantee: field. With just a list of names, it is kind of difficult to tell who is who.
37	Most recent filings first
38	It's hard to see the history of all listings when a person has several. I liked the old display better.
39	List records from newest to oldest rather than oldest to newest.
40	Prefer the spreadsheet approach with a link to the document.
41	None. It is perfect as is.
42	No suggestions at this time.
43	I want to be able to select and deselect if I have seen an image already and I want to be able to see a printable version (preferably in list format)
44	I like the way they are displayed
45	Consistent use of reference numbers or book & page between counties
46	The old site listed the documents without being "scrunched up" and hard to read. If you could display the document list in a more readable friendly way, it would make things easier to understand.
47	Default search results as ASCENDING not DESCENDING, and default at 25 or 50 results rather than 5. Need to see more info about parties: who is GRANTOR/GRANTEE, and see all the names. Need to see more of the legal description.
48	Just would like to see a more printer friendly version of search results.
49	I have not experienced any difficulties with searching. Its a great set up.
50	Make a tab that turns the search results into a more printable list.

51	I like how they are displayed- I like that linked documents are shown when available and that the image tab is there to click on if there is an image available. I wish there were more items per page when searching by legal.
52	when looking at record the return to the list should go back to where I left off, not to the top of the list
53	Make the search PRINTER FRIENDLY
54	make as detailed as possible and provide pdf
55	I'd like to see a preview of the documents that are displayed.
56	The new way seems better than the old website.
57	I like being able to see the legals now in the search display but it would be nice if the results were a little more condensed so there is less need for scrolling through the results
58	Have the document number clickable to open the document, and have the Grantors/Grantees separated correctly, Grantors in one column and Grantees in the other.
59	NEED statewide consistency in how documents are indexed - for example, each county needs to use book/page...some use document #, some use instrument #, some use book/ page...even then some use different numbering formats...and reject documents if not perfect...and then they change these formats randomly.
60	I love how the search results are displayed now. I especially love being able to see related documents so easily. I usually search for mortgages and the accompanying release. Its so much easier now, in the new format. Please keep this aspect.
61	While the extra information displayed is very helpful. Some design change to make the information display more horizontally across the page would be greatly appreciated. The format now is pretty, but not practical from a business sense.
62	No comment on how search results are displayed. It's fine.
63	I like the new way searches are displayed.
64	If it would be possible to group related documents (mortgage/release) etc, that would be helpful.
65	Not great now ...usually search by name.
66	I wish it did more of a 'general' search when searching for subdivisions of towns. If you don't have the words exactly as it was recorded, documents won't show up.
67	None
68	As listed above, there should be more information listed, would like to see it more like the Linn Co and Johnson Co record searches
69	Make the tool bar on the left hand side collapsible so that search results can be printed full screen without the tool bar taking up half the page.
70	interface Beacon to ILR
71	more filter and sort options
72	Works great for 90-95% of the information I'm looking for. So No real suggestions.
73	I preferred the previous version's search application

74	the parameters to show results is too narrow, and sometimes it is difficult to find a document that you know should have been recorded. All docs should also be indexed by the Location Search/Legal Description, so a cross search can be made.
75	Make search easier and more consistent. I should be able to type a county, name, and/or parcel ID and get the info as I do when on beacon or other GIS software.
76	I would like to see when you view a document in a list, it then highlights or changes color, so when you go back to the list, you know which docs you viewed already, or something like that.
77	I would have to go back and look, but are we able to search as a Grantor or Grantee only. Sometimes we are only looking for what our client may have sold.
78	No comment
79	Again, I have no concerns or issues, it is a well-designed system administered by highly-skilled individuals who continually strive to ensure ease of use while simultaneously being conscious of security, but also looking for ways to enhance and improve.
80	I'd like to see ILR drop historical records over 19 years old so they no longer provide free title plant for companies outside Iowa to bypass our land title system.
81	See #25
82	When results have multiple pages of documents, the time is long. ie switching from pg 1 of the search results to page 2 takes way too long just to see search results. Or maybe add a filter option to see more than 10 doc results.
83	I don't search with land records. However, I may use it to supplement our offices records
84	I liked the previous format better. That said, I'm sure I'll get used to the relatively new format.
85	No real preference
86	I have no problems with how results are displayed. Love the quick link to a PDF of the document.
87	The displays often look awkward.
88	I liked the old system with individual lines instead of the block area they have now.
89	It seems to work now I have no opinion or good suggestions.
90	Display is okay, but would like more than 10 at a time and more details on the display so I don't have to click each one to find a street address. I would like it if ALL legal docs in the future would have the mailing address plus legal description, when a mailing address exists.
91	That the search should go back to the last searched item, not to the beginning of the search each time one returns from looking at a search.
92	None noted
93	Pull up similar results when search a name or business, right now it has to be spot on. Being able to link all deeds to a parcel to see the whole story

94	See prior answer - but the change from the last way to search and what it is currently was a good change, but still not as good as Dubuque County Recorder's search.
95	Possibly somehow identifying which documents are related to other documents, such as what deed, mortgage, assignment, and release go together when someone has multiple mortgages or owns multiple properties. (This is similar to something proposed above, but I wanted to emphasize how helpful this would be!)
96	I like the new way of searching and setup, but agree that it would be INCREDIBLY helpful if the documents were linked on Beacon again.
97	See above.
98	The new system is very confusing when trying to search related document such as a mortgage release or rerecorded mortgage (maybe this is user error). It would be great if this could be more like the Polk County System where all documents related to a filing are shown below (mortgage, assignments, releases). It would be much easier to navigate.
99	no real issues
100	No concerns
101	Currently many documents are simply listed as "other". Finding a better way to categorize them so I don't have to open each document would be nice if resources allow.
102	When searching a name, would like the option to display similar spellings of names, for example, if I search a last name of "Van John", I want it to also display "VanJohn"
103	Allow broader search terms
104	No concerns
105	none. its logical and reliable
106	I have not used Iowa land records perhaps as much as one would think. That's because the online system into Dubuque County is quicker to access and use. Having a similar usable system for all counties would be very helpful.
107	Display is much better that you can see 2 different parties and a legal description on results screen. Would be better to open results to a new wider screen with more results displayed and a print results button. Back button doesn't take you back to the last result but goes back to top of page so harder to know where you left off. Will be better if and when other docs are associated appropriately. It is difficult to search by legal description. Putting descriptions into fields is better than entering as full legal. Be able to choose # of results displayed as search criteria and not afterward.
108	Generally acceptable.
109	the search features need attn.
110	Ability to filter results by, name, date, type
111	See above- all counties filed the same, all documents tied to all searches, not just one search or another. Some counties able to search STR, while others must search in many different ways to locate. Would be great if all old documents are updated and put on ILR. Beacon tied into ILR in all counties that use Beacon very advantageous/time saving.

112	Bring back the ability to sort records after a search by section, why was this function not in the new version?
113	I like how they are displayed, especially if corresponding documents were cross-referenced.
114	Newest to oldest
115	maybe groupings by subject mater. like all survey's together seperated by other subjects, corner tie certs, monument preservation certificates. still need to show them but just in there groupings.
116	none
117	They appear pretty well with new system
118	Using an interactive GIS Map
119	many of the legal descriptions are abbreviated, and others only give partial descriptions so it is hard to tell what they are saying without opening the document.
120	results of search having more descriptive results
121	Get old records available
122	Search by legal description for all documents of a type, that are in the area.
123	highlight the results that have already been viewed.
124	NA
125	I do not have any changes or improvements at this time
126	same as above
127	Will you include camvision GIS as well? https://maps.camavision.com/carrollia
128	I'd like to be able to see more lines visible showing related parties in a transaction
129	n/a
130	Searches for Document type, filtered by date & County are too broad. Need to be able to search corner certificates & survey & plats by section, township, range, instead of entire county
131	The more information in the better, especially more detail concerning the legal descriptions.
132	ILR is only one tool for research and the best resource is still actually going to the appropriate court house for research!
133	Default search results as ASCENDING not DESCENDING, and default at 25 or 50 results rather than 5. (sorry used the above field for this). Need to see more info about parties: who is GRANTOR/GRANTEE, and see all the names. Need to see more of the legal description.
134	faster
135	The only thing I would like to see worked on is indexing between the different counties.....more uniform to make searching easier.
136	If I look at a PDF from search results, I would like if that entry was highlighted, like the Polk County Recorder's property search engine works. It's so helpful.
137	See above.
138	No complaints on how search results are displayed.
139	no suggestions
140	loveit.

141	I would like to record Color aerals. Also, the quality of the "recorded" documents has gone down in the last few years...it's more grainy and dark...
142	It would be nice if it displayed most recent first.
143	N/A
144	It's sometimes confusing which icon is the image as opposed to the data on the recording. It would be nice if it was clearer.
145	The old website search results were shown more concisely and was convenient. It could have been improved by having more show up on one page. The new search shows too much detail in too large of print and too much scrolling is needed.
146	Making sure the parcel information is always visible.
147	Along with prior comment, either making it able to pull the documents filed even if the formatting of the recording number is off or switching to the same type of recording number (book/page, etc.)
148	More sort options
149	when there are multiple pages of results from a search, sometimes moving from page to page takes quite a long time.
150	N/A
151	See above regarding name searches -- wish more general would be displayed unless necessary. The searcher can be more specific when the details are known, but they aren't always known.
152	I like how they are currently displayed.
153	Consistency between counties
154	no answer
155	Same answer as 25 above
156	I think the spacing of the people involved can be a little confusing. Having the involved names listed under "grantor", "grantee", etc. would be helpful when reviewing results.
157	None
158	Be able to group by Parcel ID number
159	Simply list all items that "hit" on the search in one list instead of having to change the tab to view items 1-100....
160	MAKE THE TIMELINE OF DOCUMENTS CLEARER
161	I like this interface. I think the improvements made are good ones.
162	the ability to search ALL 99 counties again would be fantastic. It takes too long to search for certain documents that are needing to be recorded in one particular county. EI - POA's for lenders
163	I think what you have is fine. It is important to be able to view documents and download documents easily. The present system does those functions alright. I think the restricted access to 125(?) views a day(?) is too restrictive. It seems like that is the kind of abuse that could be monitored and shut-down as necessary rather than through the present method.
164	Maybe color-code different types of documents? Allow filtering within search results (e.g. "I got John Doe, but it turns out I only care about John P. Doe."
165	I wish there was an option to view more per page or view all.

166	I think the display results are fine.
167	None at the moment
168	no suggestions
169	A smooth and reliable way to search unplatted lands would be useful.
170	Connected Documents such as Mortgages and Assignments should be shown adjacent to each other.
171	Not sure at this time. You are doing pretty good with what you have. Will get better with your push to better indexing.
172	I'd like to see more of the legal displayed and grantor v grantee designated.
173	None
174	There's a virus as I couldn't select one answer and it chose multiple answers.
175	Pop-ups for documents within the searches are helpful.
176	linking recorded mortgage with the correlating mortgage release or other related documents rather than searching and trying to piece it together. Especially when an owner has multiple properties, mortgages, etc.
177	How results are displayed is fine, if results return at all.
178	better ways to filter; filter by parcel number;
179	I would like to see names grouped together. not necessarily by year how it currently is.
180	None
181	And the seconds to the time of recording on the search results page since they are omitted.
182	Most of my work is in Section, Township, and Range. As long as I keep track of each document type, I can find what I need to perform the property survey.
183	The new system isn't overly user friendly. The older system seemed simpler.
184	Get records online further back. It's been the same for ages
185	See answer above.
186	I don't have a suggestion
187	it is fine the way it is
188	None at this time, I like the new system
189	I think the new interface is easy to read.
190	Sometimes the order of transactions of a property is confusing. I wish there was an easy way to see that a mortgage I'm looking at is released, without having to find the release that matches it. Like if there was an indicator that this specific mortgage had been released, without having to find the specific release for that mortgage.
191	no changes
192	Tie related docs together all in one place rather than keeping them in date recorded order. IE tag a lien and its release in the same place.
193	I think the current interface is sufficient.
194	No limits to the number of searches per day!!!
195	I have not issues with the displays.

196	Some rural counties take several days (or even weeks) to upload their documents. I would like to see more them list the book/page on the website even if the PDF isn't available yet. I like when some documents list the lot/block/subdivision or quarter sections and I wish more counties took advantage of that option. It's a great way to narrow down a search when you don't know a party's correct name.
197	I'm very happy with how the search results are displayed. It's very easy and simple to navigate.
198	somehow highlight search results that have been viewed. when many results are shown, sometimes I get my place lost when opening the pdf's
199	Not sure on that
200	I'd like to be able to see mortgage release documents show the mortgage recording information.
201	I think the display in the new system is greatly improved over the old system other than not being able to print easily.
202	nothing
203	The new updates have displayed a lot more information (listing multiple parties, portions of the legal descriptions) and that has been helpful. The more information available at a quick glance is beneficial.
204	The new format does not expand far enough (wide) to show complete information. The grantee and grantors do not line up properly.
205	Search display is generally fine.
206	Noe
207	The pdfs work well.
208	I would like the screen to highlight the document you recently viewed so when you return from viewing an image you can more easily find where you left off.
209	Making sure that search results are broad enough
210	Fine as is
211	I preferred results that fit more lines on the screen at once. It made it easier to see at a glance the Grantors/Grantees without having to scroll down each page. When you're searching by document type in a particular section, which I do frequently, there are sometimes several pages of results to wade through to find the one you're looking for. Scrolling takes extra time.
212	not sure, but making searches easy is key
213	none-i love the new site
214	same
215	It is visually confusing on the search results as to whom is the grantor and whom is the grantee.
216	Simpler and more reliable access for users, such as easier use of username and password
217	I would like to see it list associated docs and have a link to quick view them. I hate the process now. The old website was much faster.
218	Need to make records only searchable individually so that gathering large amounts of land and landowner information used for marketing and fraud is not available

219	the displaying of the search records isn't the issue overall although some more thought could be put into it. Again its the overall search function itself which makes it impossible to use Land Records at times.
220	Just answered that. The results are printed on a large space and other counties with available COTT systems show as much or more detailed information in an easier to see and search through image. The information you are providing is great if one is in need of specific information on one item, not when searching the history of a property that could cover 20 -50 years. The numerous pages this covers are not easy to search through and older information is often not indexed between documents and their releases.
221	I really do not like the new search system compared to the old, but I cant really say why. I suppose I will get used to it.
222	I would like to search by addresses.
223	More of a table format might be helpful
224	I like the new display if results
225	Same as above.
226	Seems like it has gotten more difficult to find things; showing mortgages, etc. with land record is important
227	Searching by Legal descriptions!
228	None
229	More specific details on whether it's a mortgage or deed or deed of trust or easement or any other misc docs
230	all is good there.
231	the new searches are not intuitive

RESPONSES TO QUESTION 44

Response No.	Q44 Thinking about your experiences electronically filing through the Iowa Land Records E-Submission service, what changes or improvements in the electronic filing interface and website would you like to see happen?
1	Consistency by Recorders in their recording practices. Currently, each county has their own requirements for how documents are formatted and are accepted.
2	More timely recording with electronic submissions, sometimes it can be hours before the documents are recorded. Better consistency between counties with what is acceptable and not acceptable for recorded documents.
3	Easier ability to search for recent or pending filings.
4	passwords being shorter
5	Assign each submitter their own login code so we don't have to enter a different code every time we log in.
6	None
7	Overall it is pretty simple. The only thing I would add would maybe be some more explanations for surveyors submitting. It is setup more for legal purposes than platting.
8	For a surveying standpoint, I think the process is smooth and simple as it currently is.
9	Generally, I would love to see the document classification by the submitter eliminated or reduced to a binary decision of whether there is a transfer fee or not. Let the recorder classify the documents. Given the huge disparity in understandings among all the various types of submitters, adding more on the submitter to input parsed legal descriptions and parcel numbers is going to be a total NIGHTMARE for both the submitters and the recorders. Maybe use your AI to pull that data out of the documents.
10	Seems to run pretty smooth to me. Really don't like having to enter in a token several times a throughout the day or having the website time expire, but that is not a big problem.
11	Maybe a chat section where you can talk to the recorder or auditor.
12	Consistent format standards between counties.
13	More information regarding recording rules more easily accessible on the website.
14	Everything seems to work good for recording survey documents with the exception of Subdivision Plats. As many professions are involved with the entire process.
15	Clarity and consistency in what documents can be recorded. The ability to rotate or submit in landscape, maybe user defined formats to provide clarity to those recording in what the intent is.
16	n/a
17	I think the password requirements and 2FA are excessive and cumbersome. I think the process for submission is easy.
18	would like to have more options for receiving the token to sign on than just my email - text option would be quicker for me and easier.
19	A clearer explanation as to why a document has/is declined would be helpful.

20	It would be helpful to have a chat or larger portal function to converse about an issue/rejected document. The recorder sends feedback but hard to have a conversation right there without then going to an email or picking up the phone. It would also be nice if you could choose where you save the recorded document, instead of it just automatically downloading to your computer and then moving the download.
21	It would be nice to receive a notification with what was recorded and the amount of the filing. I always have to print screen it so that I can give it to the bookkeeper to watch for the credit card charges.
22	The only thing I can think of is the option to see who submitted a document for recording. I don't, however, think this is crucial.
23	Clearer ability to correct a rejected filing would be helpful. Also more consistent reasons for rejection--some counties really focus on font size or page formatting, almost like a pet peeve.
24	not sure
25	more user friendly for resubmissions
26	It would be nice if the recorder and assessor communicated before the document is accepted. We often receive followup communications after a document has been recorded from the Assessor as our information does not match their records. The Assessor also refuses to change the county assessor information if they disagree with the recorded document. This results in inefficiency, inaccurate records and added expenses.
27	I wish more options were available for document type, it seems limited compared to what actual document types can be classified as.
28	works well and we use it often...interface could be improved
29	It works, leave it alone.
30	The system is easy to use now. At banks, many times the lender is passing the documents to another employee to record. That person submitting to ILR doesn't know parcel information or property information. This could cause a delay of how long it takes for a bank to get their mortgage recorded.
31	Sometimes, it's a little confusing. Especially related to how all of the documents are attached, whether the DOV needs to be included or separate. Also, us guessing on the fees makes little sense. Just tell us what it's going to cost so that we don't have to make corrective entries and accounting system later. I understand part of that is probably the variance in the recorder's offices.
32	Consistency throughout counties would be helpful. 1) One county may reject a document while another county does not. I can spend a lot of time researching why the document was rejected and may not come up with an answer. I will comply with county requirement so I can get the document filed. 2) Some counties will record the document within an hour or two and some counties will not record until the following day. Consistency would be helpful for when I am recording a more time-sensitive document.

33	I have had a positive experience with erecording as is. I would like it uniform but not labor intensive with having to find so much additional information prior to recording.
34	It seems labor intensive and more expensive.
35	1. Expand the document types to select from. For example there are many types of deeds. 2. On the document types, provide a "help" button that provides a brief description of the document's purpose to help insure the correct type is being selected for the document to be submitted. 3. Provide the ability to add a memo/note to the document being submitted that shows up on the submission email. In a multiple document submission, it is difficult to associate the email with the appropriate document. Our firm files the email with the submitted document.
36	For the most part, I have not had any issues. But some smaller counties don't always provide a clear answer on what's needed when they decline.
37	nothing at this time
38	adhere to the above questions and make any changes necessary to the task
39	I like it, it works well.
40	No input - preferred the old Iowa Land Records website.
41	None. Very happy with it.
42	The repeated logging in is exhausting on days with a lot of recording happening. Seems that every 5 minutes, we have to login again. If we could verify the device/browser, even just for 12 hours, and stay logged in, that would be amazing.
43	The recorder side is easy.
44	Ability to add all party information prior to recording and pick the appropriate party for the document would be helpful. Also saving/searching party information so that if we have multiple transactions with the same party, that they could be looked up and carried over.
45	Retrieving your recorded documents should be simplified.
46	I personally do not use the cover sheets - I find them to be a waste of paper and just another page to scroll through. I would like to see a more uniform pricing or a way to know pricing. It auto-generates, but sometimes documents aren't approved right away because the counties have adjusted the price to file.
47	can't think of anything
48	I don't have any at this time as we generally use Simplifile.
49	payment by means that is consistent with Attorney Trust account requirements would be helpful. At the present time unless the attorney is willing to have a debit card associated with thier Trust Account (which I believe is a risk not worth taking) then it is difficult to avoid additional fees associated with credit cards. This is the single largest reason we do not use electronic recording more often on transactions involving revenue stamps.
50	Use AI to allow a document packet to be uploaded and AI could then pick it apart and classify the pages.
51	No opinion
52	Ability to get costs PRIOR to recording.
53	no comment

54	Expanding the specificity of the documents to be recorded so as to allow more precision in activating or "graying out" fields (e.g., number of auditor's transactions) and assigning appropriate charges -- for example, I e-submitted a subdivision plat but had to categorize it as an "Affidavit-Transfer" in order to trigger an auditor's fee in the e-submission system
55	i think things are working well.
56	I like the new system.
57	all the things mentioned
58	Keep the improvement process
59	Submitted plats differ in boldness and quality after being recorded
60	Seems it would be helpful to recorders if filers were required to enter information for all parties vs just the grantor/grantee/etc. I'm unsure how this works on the back end.
61	Ability to pre-submit documents to county recorders to get an accurate cost and/or pre-approval of documents
62	It sounds like the plan is to have submitters provide more information concerning the indexing of the documents. I believe that will only lead to more inconsistencies between different submitters.
63	Clearer ability to correct a rejected filing would be helpful. Also more consistent reasons for rejection--some counties really focus on font size or page formatting, almost like a pet peeve.
64	I would like the ability to retract a document that hasn't been processed yet.
65	When submitting a Plat or Corner Cert it asks for Grantor or Grantee, some Deeds have multiple people listed, is it fine to put the first one listed, or do you need the entire name as listed on the Deed? The idea of adding all associated documents in the Index Legend seems like a good idea, however, some documents will end up with a whole list of documents and we try and keep the Index Legend the same size. I worry that listing all associated documents to the index legend may stretch this out and take up valuable space. Maybe having a box on the actual document where you can list associated documents is an idea. Currently we put these in our Surveyor's Notes: See Document recorded as xxx located in the Office of the xx County Recorders Office.
66	It would be nice if the system was a little more streamlined. It's annoying to have to check all the boxes for documents that don't require them.
67	It would be super helpful if it was a requirement for the counties to be specific as to the reason they are rejecting a document.
68	It has been working well as is. I have concerns that some of the suggestions/ideas will make things more confusing for users and the recording and processing of documents will take longer for E-Submission users. As a law office, we are looking for efficiencies for our clients and we need to keep the processes simple. The less information we input, the better. We just need to get it to the Recorder to do their part.
69	No opinion

70	seems to work pretty well, I still have concerns about degradation of the quality. The image that gets recorded and that can be retrieved is always of much poorer quality than the original I submitted.
71	allow landscape monument preservation
72	Na
73	Increase the quality of document once recorded. The downsampling is unpredictable and takes a high quality survey and makes it look poor and pixelated.
74	Not sure
75	I feel like there is a lot of dead space on the page. Although it can make some things easier to read, it can sometimes be difficult to find certain items because of the length you need to scroll to find them. I also feel like the submit group button should be in a more obvious spot, not grouped with other selections, to make it clear that the document is being submitted.
76	Alerts sent to Account Admin when a document is rejected for recording
77	More responsive.
78	When the recording fee receipt is published add the County where the fee came from.
79	I think it should be required if a document states that it is signed by an attorney in fact that the POA recording information should be typed on the document. If a POA is not recorded in that county, then they should be required to record that first.
80	I wish there was a way to contact the submitter directly, whether it's an email address or phone number. We've had situations where we've rejected a document several times because the submitter ignores the reason at the bottom of the submission page.
81	Allowing login to last for the day once logged in instead of having to get a new token each time I log in.
82	none
83	When I receive the E-Submission Charge for Services email (the next day), it would be AWESOME if that email would reference, not just the total charge, but a breakdown of the charges by County/Document or Submission Group Name if more than one document was recorded the previous day.
84	It would be nice that if a document is sent in color by mistake instead of using more time declining and having to convert and resend that the system automatically convert it to black and white before recording it.
85	Alternative log-in capabilities for Admin users instead of the multi-factor log-in.

86	The interface is fine. My comments are primarily aimed at the premise of some of the above questions. 1. PIN is a number assigned by the auditor for a particular tax parcel. Tax parcels are often but not always the same as legal descriptions. Requiring PINS only adds confusion where the PIN does not have legal effect like the legal description. As the preparer of documents, I do not usually know who will notarize a particular document. Requiring notary information be added to a cover sheet is ridiculous. The notary signature and stamps are required to contain particular information. Further adding that information elsewhere is inviting discrepancies. Generally speaking, trying to add more information than is currently legally required adds more and more instances where discrepancies and errors may arise. This is counterproductive.
87	i like how the current system works. it is easy to use and i can call with any issues or questions
88	None
89	Considering time stamps to the second is excessive. Referencing notary information is pointless as a notary has no bearing on the legitimacy of a document only the identity of the signator. Many of the suggestions made above are excessive.
90	I think that it works fairly well. I don't have any suggestions for improvement.
91	Be able to more clearly see the fees. Possibly a column along the right hand side that would continually tally up the charges for that submission. This column would remain static so it would always be visible while you are filing.
92	I don't like the fact that I upload a very clean and readable PDF, only to have it reduced. It's still readable, but the lines and text is fuzzy. I think the PDF should be left as it's submitted.
93	None; website works well
94	no changes
95	I would like to see more consistency with approving documents. I recently had a document rejected because the notary placed their stamp above their signature instead of below, where most people place it. It was still a valid notary stamp.
96	fine as is
97	it's pretty decent. I still fumble around with how it is set up and if it is properly sent to the recorder for recording. I don't do it a lot so that might be the reason.
98	I don't like having to do the authentication multiple times within the same day.
99	The interface is a little "clunky" but overall serves the purpose.
100	I feel like it is an easy interface to use. I don't have any specific changes to suggest.
101	The current electronic filing interface is easy to use and acceptable to our office.
102	None
103	A button to print a receipt before submitting would be helpful.
104	I have noticed that incomplete items and items that are not correct get recorded. I wish that there was a way to tell if items were incorrectly done before they are charged to be recorded.
105	Surveyor should have ability to input prepared by and owner as fields

106	Nothing
107	When you log in to e-file, I would like to see a "dashboard" similar to what the Secretary of State uses with their fast track filing. It shows the status of ALL of your filed documents. That way you don't have to search by County, transaction name, recently filed, etc.. That way you can quickly see the status of everything you have filed. I also would like a way to select a series of documents to download or print after I have filed them. Or a way to download the complete package instead of having to open the deed, then the dov, then the gwhs, etc..
108	Works great

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RESPONSES TO QUESTION 45

Response No.	Q45 Thinking about your experiences electronically filing through the Iowa Land Records E-Submission service, what changes or improvements in accessing your electronically recorded documents would you like to see happen?
1	More intuitive.
2	It would be nice to access the recorded documents through the email we receive without having to log in again. Sometimes I am brought to the submitter page in the submission website and other times the link does not work.
3	It can be difficult to find previously recorded documents, so maybe a window that allows you to see that without looking up the group.
4	We should include Parcel ID in the submission process if it is relevant.
5	Why do I have to search for a recorded document? why can't there just be a tab for "recently recorded documents"?
6	Seems to run pretty smooth.
7	1 click to view document. Not click, click, click, click download, click open.
8	More information regarding recording rules to be more easily accessible on the website. ie - county specific requirements.
9	A reduction in the number of characters for your password.
10	Seems to work well for me.
11	I do not think DOVs should be accessible by the public given the current information that is required. Particularly phone numbers and purchase prices for transactions that are not listed on Beacon (gifts, sales between family members, etc.).
12	Can't think of anything right now.
13	I would like ILR to be more user friendly
14	Could a copy of the recorded document be included in the email that says your submission has been recorded- to eliminate the need to log back in to get a copy of the recorded document?
15	I can't think of anything at this time.
16	liked the old way of viewing RECENTLY RECORDED docs better. Seems like more of a needle in a haystack now.
17	also not sure
18	okay as is
19	I would like to have a list of recently recorded couemtns on the home screen when we log in. That way they can be quickly located and downloaded once they are approved.
20	Sometimes hard to find information under a trust name or company name. Make that more uniform across all counties.
21	Staying logged in on a trusted device.
22	It would be nice if the electronic docs are email to you from the system after it's been recorded instead of having to go in, pull it up, and download each item.
23	keep it consistent and user friendly
24	Send the documents as attachments with the email notice of recording

25	No recommendations
26	The only request as the Admin on our account is that everytime I go in i have to get a code sent to me. It would be nice if that code was only required one time during a 24-hr period.
27	Perfectly fine the way it is.
28	We loved when they were emailed directly to us, instead of having to log in and pull documents. That was super helpful in process and documentation. We record anywhere from 50-150 documents a week and this takes up a lot of staff time to pull them individually.
29	I think the system is good right now.
30	I don't have any at this time as we generally use Simplifile.
31	no real changes
32	No comment
33	No opinion
34	ability to recall documents for up to 24 hours after filing.
35	I would like it to email me a notification that my document has been recorded. Right now I just have to check every few hours to see if it's been recorded.
36	It would be helpful for the "successfully recorded" emailed notification to include a direct link to the document as recorded rather than having to sign into ILR to retrieve it
37	n/a. all seems to work well!
38	I think it works fine.
39	interactive GIS
40	Keep improvement process
41	I would like to be able to access the recorded documents directly from the e-mail that the documents have been recorded, rather than having to re-sign in to ILR.
42	I liked the old way of viewing RECENTLY RECORDED docs better. Seems like more of a needle in a haystack now.
43	I would like to be able to see all submitted documents for my account that have not been recorded, without having to search by county.
44	I think this is fine, I receive an email once it is Filed and then can search recently Recorded Documents.
45	It would be nice to have a running list of what was recently recorded to access the recorded document rather than having to search, select the information and then download the document.
46	I think it would be nice if when they were recorded and you got the notification if the pdf could be attached.
47	No opinion
48	no concerns
49	shut off MFA
50	Not sure
51	I would like to be able to see what documents I have submitted that are pending in some sort of tab. I have only been able to find the pending documents when I search for the group name that I created, which I do not always remember.

52	Nothing I can think of
53	Easier to link directly to the documents without a password.
54	I think it should be required if a document states that it is signed by an attorney in fact that the POA recording information should be typed on the document. If a POA is not recorded in that county, then they should be required to record that first.
55	Access is fine as is.
56	Practices vary quite a bit by county. Some have their "own" rules and others do not. It would be helpful to have some standard guidance on what are legitimate objections to accepting a document for recording.
57	It would be nice to see a list of submitted documents in the dashboard.
58	No specific changes come to mind.
59	When we receive the email that a document has been recorded it would be very helpful and a time save if a pdf was included with the email so we do not have to bog the system down with logging back in and retrieving a copy of it.
60	If an admin - unable to click on the email link to obtain the recently recorded document without entering the code.
61	The email I receive stating a document has been filed should include a link that actually sends me to the filed document, rather than the current broken links.
62	I would like to get a direct electronic copy of the document instead of having to re log in to the website and type in all the information.
63	None
64	Easier access. Currently access involves a long password (which must be changed periodically) and 2 step authentication followed by a relatively short log on time. I would like to see all of this made easier but would very much like to see these: 1. no mandatory change of password and 2. at least an hour of log on time.
65	I do not have a suggestion
66	None at this time. I like the new system.
67	no changes
68	I would love to see an option for looking up my "pending documents." I filed several documents for a Polk County closing this morning and I have no idea if they're being reviewed yet or not until I receive the approval or rejection email. I would like to be able to see the pending filing to double check costs, transfer tax, what time I submitted it, etc. while I wait for approval.
69	a pdf of the document attached to the email notification of the recorded document would reduce the time needed to log-in to the website (type in the username and password, wait for a verification code, go to the e-search menu, select "search recently recorded", select the document, review the document, download the document, then finally save, print the document. it would be much easier to have the recorded document attached to the email, then we could save, print, or forward the recorded document directly from our email program.
70	As in the past, when I received an email, that the document is recorded, I want to be able to click on the link and go directly to ILR to retrieve the document.
71	No specific questions a this time.

72	I do not have any suggestions at this time.
73	Everything is generally pretty good on that end.
74	It would be very helpful to have recorded and stamped documents automatically emailed to the recording party.
75	Notification document has been accepted.

PRELIMINARY

RESPONSES TO QUESTION 48

Response No	Q48 On behalf of yourself and your colleagues in your profession, what message would you most like to share with Iowa County Recorders and Iowa Land Records about recording fees?
1	Increase is ok, but don't get crazy.
2	I appreciate the efforts to modernize our recording system and make it more efficient for users on all ends. I also appreciate the potential desire for consistency and uniformity from county to county as that is one of our frustrations when counties have differing requirements.
3	Keep them at a reasonable price. An increase in price may hurt the profit margins of many businesses.
4	I agree recording fees have not kept up with inflation. Increased fees to update the system would be money well spent!
5	Yes
6	If improvements can be made than an increase in fee is understandable.
7	Be consistent from county to county. Right now- the recording fees and getting copies varies on the cost.
8	Keep up the good work. Keep the search system free.
9	Everything else has increased, makes sense that this should follow-with proper justification for use of new funds.
10	I am as conservative as it gets, but no increase since 1985 is just crazy.
11	Maybe a flat \$30 fee per transaction, or something similar
12	The increase in fees going directly to the proposed improvements and securing the necessary resources to accomplish these goals. Not to be used to increase employee compensation or increase administrative costs.
13	I am not opposed to an inflation-based fee increase policy which can be adjusted periodically every couple of years.
14	Recording fees are cheap compared to other states. Your offices should nearly pay for themselves. The recording fee is usually insignificant compared to the cost involved in crafting the document. Raise your recording fees, get all your records scanned. Keep a paper copy as backup(old school), digital is just some electrons stored in some order on a server or servers. Where will we be if a massive hack annihilates the system?
15	Up the cost, but maybe lower the cost of multiple pages? Cost more to file a deed rather than a survey?
16	Recording fees should be kept as low as possible.
17	Raise recording fees across the board. I recommend then using a portion of the new fees to purchase high quality scanners that will scan up to 11x17 at a minimum.
18	Keep up the good work and thanks for your work in moving forward.
19	I do think recording fees can be high currently. It costs \$112 to record a 22-page mortgage currently - that does not seem inexpensive to place a document into public record.

20	A modest increase in the fees would be appropriate but I see no need to have a dramatic increase. I would not think Iowa needs to be in the middle of the states reported in the presented data.
21	A small increase would be appropriate.
22	An increase in fees is certainly reasonable, but should accompany additional services.
23	It seems only right that the fees for recording documents should increase.
24	There is room for a reasonable increase. Illinois is high, but it's the same fee for all standard-sized documents, regardless of the number of pages. This is a good practice that reduces errors in recording fees and simplifies the process.
25	If a reasonable increase in fees can create some of the suggested improvements in ILR I support the increase.
26	everything takes \$\$ to complete task/projects. if we as a collective group can make these improvements this will only help the state of Iowa for future real estate professionals. a rate increase is absolutely necessary to achieve these goals and ideas.
27	They are reasonable and an increase would be acceptable especially if the search function is improved.
28	We've been getting charged \$7 to record a plat for decades. If it were raised to \$10-\$15 to pay for this, I, along with my clients, would be more than willing to pay the additional fee. While we're at it, let the counties keep an extra few dollars for plat recording. County Recorders need to be compensated also.
29	I think it's fine to raise prices of recording fees. Seems unsustainable that they haven't changed since 1985.
30	Thank you for your hard work to improve the systems. If fees have not increased in nearly 40 years, it may be time.
31	We feel that the recording fees are fairly reasonable. Although, if there are multiple pages to a document, it can get costly.
32	A limited increase to help offset the cost of improvements designed to allow users to more efficiently access information would be great.
33	Curious if other states have different fees based on the document that is being recorded. Ex: deeds are lower, mortgages higher, etc. Naturally a longer document requires a higher fee, but the nature of the document (documents that then require releases, etc. have more issues or use the system more).
34	Keep it simple. No cents. Like it is now.
35	LEAVE THE SAME AS IS
36	I think increases in recording fees are probably necessary, but think if the prices go up too much you are going to see a lot more congested Plats of Surveys and Corner Certificates
37	For someone new to filing and calculating the fees, share examples of filing a 3 page deed, etc.
38	Small gradual increases to the fee over the next several years would be easier to explain to our customers than one large increase.
39	They have remained very low for a very long time and need to be adjusted.

40	It would be nice to have a standard fee for recording. Sometimes it's difficult to know how many auditor fees are needed based on a legal description
41	I agree that they are too low. We see recording fees from other states, and it is a painless way to increase revenue for devotion to maintaining and developing our land record system.
42	I am not in favor of giving ILR more money to take more business from me.
43	We would like to see a flat fee for recordings.
44	I feel the fees are high enough, I understand if the departments need more money for equipment, technology, etc. but think they need to come up with a different way to get that money vs. increasing the fees.
45	Recording and processing fees seem reasonable now and should be kept low.
46	The site works very well and the image quality is great. Just need to be able to find things easier
47	Try not to increase the amounts too drastically.
48	I think the recording fees now are very reasonable and probably should be adjusted to account for inflation and improvement of resources.
49	Cost of operating a business obviously increases as does COLA. It is understandable that there needs to be an increase in fees commensurate with the cost of operating and improving. This topic doesn't belong here but I forgot to mention in the last segment that I think the more info required when submitting e-filings, the more opportunity for error--I think the parsing should fall more heavily on the Recorder
50	I personally do not have any suggestions or comments.
51	I think the fees are reasonable but if its necessary increase the recording fees; however, do not increase fees to just increase them.
52	Because we have cases in multiple counties it would be extremely helpful if all counties had the same recording rules, formats and identification system.
53	nothing
54	they need to stay the same across the entire state. If there is an increase, it should be for all counties, unlike some states that have different fees in different counties.
55	I understand the need for a fee increase to be used to upgrade the system. Iowa County Recorders and Iowa Land Records personnel do a very good job assisting the e-filers and I very much appreciate it.
56	The sooner all of the records are made electronic the better.
57	I think an increase in recording fee's would be acceptable if we moved to make it the same in every county. It's often cumbersome to track the fees for multiple different counties, some of which have E-file submission capabilities, but honestly refuse to use it and require it be mailed in with a check similar to how it was done prior to online submission capabilities.

58	I fear an increase in recording fees will be used to expand Iowa Land Records to include past documents. This would make the Iowa Land Records an online government funded tract index that out of state businesses could use to research property. That puts this government supported website in competition with local attorneys and abstractors that depend on the Iowa Land Records for their livelihood. Zillow is already in the process of amassing batched records to provide the kind of service local attorneys and abstractors provide.
59	Mostly don't have an opinion but the state needs to be wise with their resources. Nickel & diming people who are trying to refinance their homes & property isn't the way to do it.
60	ILR needs to use this input in its development plan for the tool...Our team has participated in many in person feedback sessions and our provided input is often ignored...It feels as if the decisions have already been made by ILR staff.
61	While I love my counties \$5 per page + \$2 recording fee, I understand that it is very inexpensive comparatively and enhancements provide value at a cost. Please avoid raising it too much though. My loan customers appreciate the costs being reasonable low and it makes their lending needs more affordable for them.
62	I cannot comment for my colleagues, but your scale in front of this section is deliberately misleading. The standard in Iowa is 15-20 pages and can over \$100 to record. In Illinois, its flat fee no matter how many pages. You display at a first glance, misleads the viewer to believe Illinois is reaping way more funds than Iowa. Shame on you!
63	I'm in Illinois, where recording fees are increased frequently, and we don't have a centralized database like ILR. You are already ahead of the game. Enjoy.
64	They are too confusing.
65	Having a non-page based recording fee for certain documents would be easier. Also, the auditor transfer fee by parcel can be difficult depending on certain legal descriptions.
66	They are very reasonable right now so a modest increase would not be out of line.
67	Make login easier for approved users.
68	None
69	I don't think the new ILR is easy to use. It's very clunky and cumbersome. Please make it more like the Linn Co and Johnson Co searches for records.
70	None
71	Please switch to flat rate recoding fees similar to Minnesota. Lenders provide page count for recording and are wrong. This leads to inaccurate fees disclosed. The process of refunding a dollar or 2 to a client that never cashed a check for such a small amount is costly and an accounting nightmare.
72	An increase in recording fees to maintain a better and more efficient system is warranted and reasonable especially since there has not been a substantial increase in quite some time.
73	I think Woodbury County, Iowa, has one of the best systems. I do record and property searches in many states and counties and ILR and Beacon are very helpful.
74	make it available again asap and be consistent with all counties

75	A modest increase is justified. Drastic increase is just seen as a tax that feeds a hungry lion with no benefit. So any increase needs to be reasonable and justified to support a specific cause or improvement.
76	I think it might be best to start with a small adjustment in the fee increase, as people tend to complain about fee increases, no matter how small, and no matter how long it's been since the last fee increase.
77	I believe any increase in fees should be for a specified purpose, and an accounting system be put in place to ensure that the additional fees are used appropriately. Without accounting, the increase in fees may not be used for the specific purpose, and could instead be added to the county recorder funds.
78	We shouldn't have multiple systems. Let's get on the same page. One stop shop for all info and data.
79	Having historic surveys available online would be a great benefit to the surveying community.
80	Recording fees need to remain as they are in reference to keeping costs low. These are costs that affect home ownership in many cases. It's becoming harder and harder for young people to afford homes.
81	same as N Dakota.
82	I don't believe that a reasonable increase in recording fees would upset the majority of our clients.
83	The document recording fees are a necessary source of revenue for Counties, and I don't feel that there is any circumstance in which the cost in placing a document of record is unjustly imposed. A fee increase should be supported, as it ultimately results in measures benefiting the residents of the County.
84	The County Recorder is the official record, so ILR is a reference tool, and most of the items listed are trying to make this all things for all (dream list), and having everyone pay for it. Personally, I'm not supportive of increasing fees to add to this dream list. We originally told this would never go back and get OLD records, yet that is what happened, and it creates conflict with public businesses in Iowa. I feel it should remain a tool only, and not expand it's scope of function.
85	Need to have each county reference recordings the same way. There should be a standardize way that all recorders can agree upon.
86	I don't believe the prior to questions are yes or no answers. More specifics as to the amount of increase, who is paying for same (user rather than across the board) the reason for increase
87	Going 40 years without a price increase is NOT serving the taxpayers of Iowa!
88	This is a fee paid for a service that benefits all Iowans. The rate should correspond the amount it costs the government to upkeep these systems and have good staff within the recorders' offices.
89	Build in automatic increases to fees over time. It doesn't have to be tied to inflation. You could tie it to the average of the state you cited in your graph - if we're above it, we lower ours; and if we're below it, we increase ours. The prospective of potentially getting fees automatically cut could be attractive to some stakeholders.

90	I do not believe that taxing the general public additionally to support ILR needs is fair if they are not using the system for other than their own recording needs. I believe that ILR access and special activities should be self funded by user fees.
91	An increase in recording fees is perfectly reasonable. I find in my closings that every lender is expecting much higher recording fees. For example, if I record in Minnesota, it's \$46 to record a deed, whether it's 1 page or 20. Completely reasonable for us to increase recording fees, especially if we are going to expand what the recorders/ILR are doing/offering.
92	The recorders I work with are very helpful assisting us with proper recording practices. We personally would not utilize many of the changes being proposed, but I feel consistent practices in all counties is a fabulous idea.
93	If fees are increased, service should be improved. Perhaps reducing over-staffing should be done before fees are raised.
94	It seems a bit absurd that fees have not increased in 40 years despite the improvements in technology achieved by ILR. I would not be opposed to a fee increase if we continue to see new and improved features in the system.
95	Use the money for what its being proposed about, not for anything that seems to fit, otherwise there is no point in increasing costs.
96	I don't mind fees increasing as long as services are good and the county is transparent about the process. If I record a document, I'd like to know when it will be available to find online and where/how to find it.
97	All searches should be fee with no limits.
98	Cover costs, but don't make it prohibitive to small businesses.
99	Our team hosted a closing and title agent conference with various companies across Iowa and we had overwhelming feedback on going to a standard recording rate across the board like we deal with in other states. (e.g. Deeds \$50, Mortgages \$100, etc.) We are constantly having to update/change fees at the last minute because of missing legals, additional cover pages, etc. and this would help our industry (and a lot of others) as a whole.
100	If stuff was just digitally signed and uploaded and no paper was moved between attorneys and records for example, it would be more efficient, the recorder could verify incoming information if that is needed.
101	A small increase would be fine. It would be nice if the county could keep a small portion of the increase.
102	not sure at this time.
103	I think it's entirely reasonable (and likely past time) for an increase in recording fees to help support improvements to the system. Paying a little more in fees is a small inconvenience compared to the increased accessibility that is being proposed.
104	ILR should use its current funds to implement these improvements. Budgeting for these improvements should have been done over the years instead of always asking for a fee increase.
105	I wish they were more uniform.

106	Kept reasonable but I support an increase - 1985??? Wouldn't we all love to have the prices back then - it is a necessary increase and can help to keep pace with the financial needs of the recipients and for investment into infrastructure.
107	recording fees are paid by those who are using the system, there is nothing wrong with reasonable fees being charged to those who create the work and benefit from what the system can do for them.
108	The "base" and then "per page" and then the electronic add on is cumbersome and disproportionately affects all who are not physically located near the recorder's office. There just be a per page fee to record documents.
109	As long as increases are reasonable and applied to improvements previously mentioned, I have no objection to recording fee increases.
110	If an increase is necessary, prove it to your local Board of Supervisors. Show department budget and the costs of the proposed improvements.
111	I would like to see fees stay the same. In theory if we all have to electronically record couldn't that save a lot of money for recorders?
112	While ILR has a very good customer service mind frame, that attitude is often lacking in the staff at the Iowa County Recorders level.
113	Keep recording fees easy to calculate.
114	leave it alone. you already have the best system in the country
115	Are per-page charges logical for electronically filed documents? Why not set a flat fee per document type? It would simplify calculation of closing costs.
116	NA
117	I believe a nominal fee increase would be worthwhile to help fund a more usable and uniform system.
118	low fees are really nice, question is where do increased fees go? I'm ok with increasing for identifiable reasons.
119	This is a fundamental government service that local governments SHOULD be doing....stop doing the other things that are not in their mission statement....there is resources there. seriously....comparing us to Illinois??
120	None
121	I very much appreciate the extensive free access to recorded documents available as to Iowa real estate compared to the much more limited access (and sometimes available only at a per page charge) in other states; as this survey indicates, there are opportunities to make the Iowa system even better, and would wholeheartedly support increasing recording fees to fund those improvements; I am also very appreciative of the responsiveness of county recorder's offices in providing documents that pre-date those available online through ILR
122	Suggest say a 30% increase (\$9 page +\$6/7 per additional pp), yet comparing to neighboring states where \$30 to \$46 per document would be an excessive increase. Also believe for Surveying related documents, there could be a Cap on both Cost and Pages to define cost structure vs. based on # of Pages. Surveying Profession continues advancing towards "more information" to accompany recorded instruments, so having pricing guides specific to "Recorded Instruments" (Indexing) could be an option to structure.

	Considering there are extra costs involved with survey plats such as filing separate Land Corner Certificates and Monument Preservation Certificates I would not support a fee raised. I would if Section ties were made as part of the survey plat instead of another "piece of paper". Makes no sense. I always look for surveys first then I have to search for Section ties separate. Makes no sense.
123	Combine ties with the survey plat
124	south dakota does a 'flat rate' recording fee. i think it is something to consider.
125	Recording fees are the smallest cost associated with property transfers by far and could be doubled or tripled without consumers even noticing.
126	Surveyors could afford an increase if the project objectives effecting the plats were accomplished.
127	fees go directly to the effort of recording and maintaining our records, the prices need to go up reasonably just like all goods and services.
128	The various county recorder's I have worked with do an excellent job with the resources they have available to them!
129	Please standardize the way documents are tied to searches in all counties.
130	I would mind larger recording fees, if old surveys are included in the documents to scanned and large format documents scanned with a large format scanner.
131	get it together
132	Be Transparent to the customer about the cost
133	I'm not sure that raising the recording fee on individuals is where the money should come from. Use reserve state funds to improve systems, not just County Recorders and Iowa Land Records, but all departments of our state government.
134	whatever it takes to bring it to the 21st century. the costs are negligible.
135	Since I do not do any submission, I do not deal with the fees, but from the graph, I can see Iowa is lower than some states, but by looking at the high priced states, they seem to be in democratic leadership which would explain the high cost. I would think having the same recording fee for one or 4 pages would be fine, similar to that of N. Dakota.
136	no message or opinion
137	.
138	Keep it reasonable.
139	I think they have done a great job keeping costs down but would even pay double for recording fees and it would still be cheaper than Illinois.
140	The upgrades and changes to recording, must be noticeable and the small fee increase should be substantiated by these changes.
141	\$10 is not that much these days.

142	Consideration should be given to the mapping and survey monumentation side. All of the Land Records are tied to the United States Public Land Survey System and these survey monuments are valuable. A preservation program for these monuments should be considered using funds from an increased recording fee. Section Corner Monuments could/should be mapped with specific coordinate systems with latitude/longitudes, pictures taken, warning signs put up to notify the public of the monument, and new Corner Certificates filed with the county. This would be money well spent and could be part of the funds from an increase in recording fees. All land owners and GIS mappers would benefit from such a program. It would increase the accuracy of GIS county wide parcel mapping and might help avoid high dollar boundary disputes over parcel lines.
143	Thanks for your hard work.
144	Property values are going up so documenting them should go up as well. If we are paying ridiculous prices for property a few extra bucks isn't going to hurt.
145	It is vital to us, as filers, to meet the needs of our clients in a timely and efficient manner. For this to happen, it is important that Iowa Land Records and Iowa county recorders have the needed resources to provide efficient and timely service. Increasing recording fees seems like a logical way to provide the needed funding for the aforementioned. It is reasonable to expect our fees in Iowa to more closely align with other midwestern states.
146	In the absence of being able to pre-file documents simply to determine cost, it would be wonderful to have access to a single document "cheat sheet" with detailed recording cost structure based on the various forms that are recorded.
147	USERS of Iowa Land Records (real estate professionals) are generally not the PAYERS of recording fees. Recording Fees are generally paid through a specific transaction. The Recording Fees could be doubled to generate revenue to improve the site without the real USERS being impacted at all.
148	Make sure it remains consistent across the state, unlike other states.
149	This is an expense I pass through to my client and a modest increase would go unnoticed. I do feel Corner Certificates should be recorded at no fee since they are required by legislation.
150	Cost of operating a business obviously increases as does COLA. It is understandable that there needs to be an increase in fees commensurate with the cost of operating and improving. This topic doesn't belong here but I forgot to mention in the last segment that I think the more info required when submitting e-filings, the more opportunity for error--I think the parsing should fall more heavily on the Recorder.
151	Keep surveys and corner certificates affordable to the landowner.
152	An increase in recording fees would be okay if it were small, however, a large increase would cause closing fees to drastically change and upset buyers/sellers.
153	I think a reasonable increase is OK, I do not think it needs to be a major increase.
154	Consistency, ease of use and access to accurate records puts Iowa ahead of other states, I also feel like the cost to record is lower than other states, so I see no problem in increasing recording rates in order to maintain and improve what ILR has done and will continue to push through in the future.
155	Increase in the fee would be beneficial to fund technology improvements.

156	While you're at it, let the counties add another fee up to \$5 for the county to keep.
157	It would be nice if pricing was simpler, more clear and consistent. Also, at this point, is there really that much difference in the cost of recording a one or two page document? I understand long documents require more time, but I think it would be better to have a more uniform price than adding \$5 for every page.
158	Thank you for conducting the survey. The ILR online is a very important resource that many of us use daily. I am not on the front line of collecting recording fee's but understand that change and improvements cost money.
159	I am an advocate for things that make sense for the immediate needs and not for things that are just going to make things complicated for the Users. I am not sure why we care about tracking notaries, recording DOVs, why we would want to make our recorder cover pages more complex or why we would need to track parcel numbers. I am all for keeping it simple. Literally everything costs more today and why keep adding to that? A conservative approach to our must haves vs. our wish list should be considered.
160	I'd be in favor of increasing fees if the additional revenue helped make improvements in the system.
161	A flat filing fee would be convenient.
162	no comment
163	raise it to whatever is needed to properly fund the work
164	Part of the recording fee is paid to provide easy access to the public records, some counties are opting to abandon excellent systems like Cott in favor of inferior alternatives, where the user must pay additional \$ for access to an upgraded version of their product.
165	Thank you and keep up the good work. You all make our lives easier. Raise the prices. As a consultant, we pass the costs through but the time you saved us offsets that in the end.
166	no answer
167	Leave thing alone
168	Although clients may find an increase in fees egregious, especially because they likely do not understand the purpose of recording documents, I think an increase makes sense, especially for the complexity behind keeping good online records that are easy to understand and use.
169	Do Not increase them. Digitalization should decrease costs - not increase them. Iowa has a good system now. - Beware of mission creep! It appears Iowa Land Records is positioning to replace local Recorders and I that is wrong.
170	Recording fees are low and need to be updated
171	I believe the Iowa Land Records is moving in the right direction and does a great job with communication. Some County Recorders are great with communication; others not so much. For those Recorders that like to make someone who is just trying to record a document miserable, maybe he/she would like to consider a different profession that isn't in public service.
172	I would like any increase in recording fees be split between addition resources for County Recorders and ILR and a fund for affordable housing for Iowa.
173	REASONABLE RECORDING FEE INCREASES WILL BE ACCEPTED. DO NOT IMPOSE A USER ACCESS FEE TO SEARCH DOCUMENTS HOWEVER.

174	I think the cost is minimal to most sales/purchase transactions, honestly if it was \$100, people would hardly notice. Attorney's are around \$500-1200, Taxes are usually in the \$400-3K range.
175	I don't know how recording fees fit into the budget now and whether the fees collected offset reasonably associated expenses. Increased fees won't be reduced once the items listed in this survey are implemented. The fees will simply go elsewhere in funding a budget. The items listed in this survey may be funded from other sources, so it is misleading to suggest that fees must be increased to implement new ideas. Transfer taxes haven't changed since sometime in the 80s. I often wonder how long it will be before that is tapped as needing an increase. The transactions that result in recording fees and transfer taxes are often subject to other taxation too (income tax, sales tax, etc.) and often involve new construction, growth and increased revenue through property tax. The fact that a fee hasn't increased while inflation has driven prices up ignores all the other sources of revenue associated with a recorded transaction. What other States charge without knowing more about its other forms of taxation seems mostly like an invitation to compare apples and oranges.
176	Nothing.
177	We need enough to help make our offices more self-sufficient and rely less on tax dollars. We need to be able to pay for the increasing fees and expenses that we incur.
178	We LOVE Iowa Land Records. We do not have the same option with documents we record in Minnesota. Iowa Land Records makes it possible for us to move things along quickly.
179	If fees have not increased since 1985, it is past time to adjust recording fees. The data in the chart shows that Iowa is at the low end of fees. Iowa needs to increase recording fees.
180	Iowa has a very good system of accessible land records. It is very useful. As long as recording fees are based on pages, an increase should not be objectionable. However, I would not want to see a "mortgage tax" based on the value of the mortgage. In states that have such a tax, it seems to be unreasonable.
181	Costs of all services keep going up. It is not at all unreasonable for the cost of recording fees to increase to maintain staff and gain better access to the documents recorded.
182	You are trying to establish a statewide title plant and you will put every small business abstractor/title researcher in many counties right here in Iowa out of business. We have paid you all thousands of dollars over the years to get access to the records and build our own title plants. Now you are going to turn your backs on us and cut us out by making your own plant. I won't support any increase.
183	The electronic recording system has greatly increased the efficiency and timeliness of the recording process and continued enhancements will continue to improve the process and quality of the recording process.

184	I would support a flat rate recording fee like many other states. As an example one state is a flat \$30.00 recording fee for any document less than 50 pages. This flat fee would increase funds on smaller documents with some losses in other but overall could bring in more funds to help with innovations.
185	I have recently moved and purchased a home. As a recent home buyer, I'd like to keep my closing costs to a minimum. I'm not really seeing what we are saying the fees would be changed to, but I'm curious what a "reasonable increase" is considered to be? I'd have to have more information to really get behind it. Although, I really like the idea of ILR having more features. I've been surprised that ILR isn't a subscription based service for all the people who want to use it.
186	It's time to increase the fees. 1985 is a long time ago and the increased fees will help with improvements to the e-filing system.
187	If the increase of fees would actually go to doing the jobs then yes.
188	It should be a standard flat fee for deeds and supporting documents across the board for the counties in Iowa.
189	While an increase is necessary, it needs to be moderate.
190	Being in a rural setting, we appreciate the convenience of e-filing in the time it saves in postage, fuel, etc. Especially when needing to make corrections and can do so via electronic means rather than days or weeks of it may take by other means. I understand an increase may be necessary but it's important not to overprice the service when the submitters are doing some of the work in helping to file documents.
191	Thank you
192	Until the recorders and ILR prove that they can produce a usable product, any increase in fees is just additional dollars being taken from the consumers. The focus should be on fixing and mastering the current system, rather than traipsing down the AI/blockchain rabbit hole.
193	don't increase
194	The cost of everything else is rising, and if these fees haven't been raised since 1985, I think it is reasonable to raise the rates.
195	Reasonable is a very subjective word. Understand that why I support reasonable increases that may not mean I support what Iowa Land Records believes to be reasonable. - Double? maybe; Recording fees in the hundreds of dollars? - No.
196	The old system was working great. The new system for me is just another way to find the same information. The only way to ensure accuracy in land survey research is to go to the court house in the county in which the survey is being performed. There are other offices that need to be visited that Iowa Land Records do not cover. Like the engineer, auditor transfer book, auditor supervisors book, recorders transfer book, clerk of courts, zoning, as well as the Iowa Department of Transportation. The added cost of recording fees will always be passed on to the client.
197	I think recording fees are fairly reasonable now.
198	Keep it simple. Have all pages cost the same. Why does the first page cost more?
199	Keep them reasonable.

200	keep them low...high fees discourage transfers of real estate...the proposed changes talked about would cause high fees which would discourage commerce...
201	None at this time.
202	Keep fees under \$50 for a standard deed
203	Our mortgage filing fee is \$5 per page plus \$2 fee. A reasonable increase would look like \$5 per page plus \$4 fee. Keep it small and affordable.
204	Please remove login and password requirement to search public records. I'm less concerned about recording fees.
205	No opinions.
206	Keep recording fees LOW!!! Never a charge for search information!!! This public information and MUST remain free to people searching!!!
207	Please get rid of the confusing "auditor transfer" calculation! Nobody can figure it out, including many recorders/auditors! It's extremely frustrating to have my costs changed on the day of closing because that particular person working that day thinks it should be 2 transfers, but another county or even another employee in the same office a few days earlier might agree it's only one transfer. Many other states just stick with a flat recording fee, which is much easier.
208	An increase in recording fees including an increase in the e-submission fee (as long as the e-submission fee is reserved for improvements to the ILR system) is needed to efficiently use current/future technology to improve our access to public documents. Currently the recording fee is often a miniscule percent of the total transaction cost and we can afford an increase in the fees after almost 40 years.
209	I understand that there should've been an increase over the years for fees and I am for the increase but it seems like possibly with digital submitting that cost associated with this may be becoming less also.
210	No specific suggestions.
211	I would support the fee increase if it benefits the Recorders's offices and not ILR.
212	I can understand why an increase might be needing. If you would have to increase it, perhaps a standard fee of \$10 for the first page would be okay. I think having additional pages stay at \$5 per page is easy to pre-expense for clients, but if rates were varying for all types of documents, that would be difficult.
213	I believe that if the public wants added services and improvements to the services provided a reasonable increase is justified.
214	It would be helpful to have access to documents even older than 1980 for some title searches especially for government, churches, and schools.
215	Perhaps a flat fee per document recorded would be a good idea. Eliminating calculations about the fee for each document would be a great change.
216	After almost 40 years, it may be time to look at increasing the fees but hopefully not too much all at once to save us from sticker shock!
217	In the case of real estate purchases, it would be nice if the recording fee was based on the price of the real estate. (If someone purchases a \$3 million home, they can afford to pay more than a person buying a \$60,000 home.)

218	They should be kept reasonable as to not be a hardship to lowans needing to record documents but after 40 year, an increase is definitely justified.
219	I really appreciate the ability to search and print records from the online data base.
220	NA
221	Raise slightly and incrementally. Don't inflate fees so much as to make them detrimental.
222	Recording fees should be a flat rate per page. Paying extra if the land is in multiple sections, etc. leads to errors in calculating recording fees and headaches for all parties.
223	Keep these fees reasonable. The system benefits ALL of the public; so general tax money should be provided for the county offices.
224	A slight increase would be fine if the ILR website could be a little more user friendly and easier to access info.
225	the recording fees are a nominal amount on almost all real estate transactions, and to be able to obtain a better online platform for searching adds value to all real estate professionals/owners/sellers so an increase to provide a better service would be warranted.
226	Be cautious as this could impact the poorer among us in harsh ways. They have as many documents to record as those with greater income.
227	Raise them up to whatever dollar amount you want to, just make sure they go to improving the system.
228	I have no real opinion, as I do not pay them and have no interaction with that part of the business. However, if that is what is needed to make the improvements to ILR, then I would be open to a slight increase. But the amount of taxes and fees with real estate is already out of control
229	If increased, it should be minimal.
230	keep fees as reasonable as possible as many parties struggle to pay the other costs when purchasing property
231	Good
232	I wish they would all index the same...especially the names where there is a space in the last names
233	None
234	Consistency is key and keep up the good work!
235	Keep up the good work and make any increase reasonable.

RESPONSES TO QUESTION 49

Response No	Q49 On behalf of yourself and your colleagues in your profession, what message would you most like to share with Iowa County Recorders and Iowa Land Records?
1	Consistency between all Recorder's offices.
2	E-recording documents can be very efficient and saves a lot of companies time and travel, but there is still work to be done to make the process smoother. Not all counties are consistent with timely recording. Different counties have different document expectations and requirements; it needs to be consistent across the state.
3	Keep up the good work.
4	See prior note.
5	That all the counties have the same standards so that we don't have to make document changes depending on what county we are recording in.
6	Keep up the good work. I need to obtain deeds for properties in several states. Iowa Land Records is the best!! I wish all states would get on board.
7	Thanks for all you do!
8	Keep up the good work of continuing to update the ways we can see recorded information.
9	Keep up the good work. Keep the search system free.
10	The ability to be able to submit online to have documents recorded quickly when they are time sensitive is helpful.
11	It's a great system. I look forward to some improvements.
12	Bring back the long form description box and cut a deal with the ArcaSearch type companies for a one stop shop. See this link: https://gov.arcasearch.com/usiagru/
13	We appreciate the work you do
14	I think it's great that you are always trying to approve the system.
15	Land Records is a valuable resource for our daily job. It is a great way to track down documents without having to go to our book. It would be nice to have older document on Land Records BUT we all know it takes time and money and both can be used to look forward not back.
16	The site has been improving over the last couple of years so keep up the good work
17	Ease of use of the website and confidence that one is receiving all the results related to a search are the aspects that are most important to me.
18	I fully support your goal to increase usefulness and productivity of ILR but also caution against significant reliance on AI without human intervention. I also support any required filing fee increase for the need to make any such upgrades to ILR.
19	Thanks for all that you do!
20	Use the Polk County assessors site as a model.
21	Good work thus far! Keep improving.

22	With so much fraud on the rise, I would like to see more protection of our data from malicious intents and uses, especially from foreign countries. Similar to ICIS, perhaps a paid level to see more than the index information vs. increasing recording fees.
23	Nothing more than what I have already said.
24	Love that we have the option and are able to electronically record documents. Much more efficient than previously having to physically travel to the recorder's office or mailing documents for recording!
25	It's been a great pleasure to work with the Auditor's and Record's over the year and appreciate their review of documents being submitted. Along with their help finding missing documents related to public lands.
26	Keep up the good work.
27	We value the service you provide to the public, and speaking on behalf of myself and the others I work with, we are ready to help however we can to help ILR get even better.
28	Same as previous note.
29	Please make searches and results uniform
30	none
31	Nothing
32	The search engine for finding documents that have been recorded is not always successful and can be frustrating and confusing.
33	It is very helpful to have this information available electronically. It saves our clients valuable time in accessing information and limits the number of inquiries to the county recorder's office.
34	The most important feature in my opinion is linking the ILR and Beacon again. They have this feature for Dubuque County and is it very beneficial/makes searching for documents much quicker. I also think its important to have a more user friendly search website. It was very helpful in the old system to have different background colors every other line item, with less white space. A more condensed search output is easier to navigate and work through.
35	They all need to be consistent. Some Counties are WAY more particular than others. If it is something required, they all require, if it is not required and we don't put it on there but can put it on the document, we should not have to do it in some counties and not others. Also, the language used for how to correct documents and what they require (general info v. exact recording documentation, date, what is changed). Consistency by all counties to be the same would really be helpful.
36	NONE AND APPRECIATE YOUR HELP
37	PLEASE be more consistent with how things are indexed! Consider a statewide standard on how documents are indexed. Scanning older documents and replacing faded microfiche cards are essential to protecting valuable sometimes irreplaceable historical information. If labor is needed to scan old data/ re-index older documents, a possible source may be a local land surveying/ engineering firm in the winter, when field crews are slow.
38	Thank you for providing access to recorded documents that are required and helpful in my profession!
39	

40	Thank you for all your hard work in compiling all the past information as this makes it easier to view instead of making a visit to the courthouse.
41	Consistency between all counties would be great.
42	Thank you for the work that you do.
43	Thank you for your service to the public good.
44	Since it was formed Iowa Land Records has helped to put the professional abstracters with Title Plants in Iowa at a disadvantage to the attorneys and title companies from Iowa and outside of Iowa who use Land Records instead of investing in creating and maintaining a title plant.
45	We would like more consistency across the state on requirements for recording as counties are not all following the same procedures. Also a state-wide document numbering system.
46	I like the website and am getting used to the new system. I just wish the Beacon would have ALL counties in Iowa on it! So if you have any pull on that, that would be great.
47	I would like to see immediate notification from the recorder if there is a problem, instead of having to log back in to find out what is causing a delay.
48	The site is working very well thank you for your help!
49	The services you provide are fantastic and very crucial in our day to day work lives.
50	I very much appreciate the resources that do exist, the staff that administers them, and the desire to continue improvements.
51	Iowa Land Records e-submission and search are essential to my job as a legal assistant. I could not do what I do without the large amount of scanned documents and information that is available. It saves so much time to be able to search and record online. I would just like to see the addition of older documents back to at least the 1970s become more available.
52	We have had positive experiences with our local Records Office as well as the Records Offices nearby. Thank you for making our jobs easier!
53	This is a great site to find recorded documents, but please make it easier to see them.
54	I want to thank you for your concerted effort to improve. Please listen to us title companies especially about searching, our suggestions are of dire importance to our ability to perform our jobs well. Thanks!
55	We would really like to see printer friendly search results. Also, as it stands, the ability to search by Section Quarter and Section Quarter-Quarter is not working properly. I would like to see a clear search box for both Section Quarter and Section Quarter-Quarter, so that we can properly search for rural real estate.
56	We love the ability to access the records online.
57	Thank you all for trying to improve on the old system. Keep up the good work!
58	Thank you for all that you do.
59	I hate that I have to wait for a token everytime I log in
60	need effective date should not have to have the last name perfect in order for records to come up

61	Changing of the passwords every 3 months: This should only be required of the administrators(s) of the account. 120 views per day of documents: Is there a way to up the amount? Having to go to a the old platform to find the date that the county is uploaded through is an additional step that seems time consuming. Looking at that Search Tips on the old platform at 7:00 a.m. and having the current date shown as the "Most Recently Uploaded Recording Date".
62	Iowa County Recorders and Iowa Land Records work well together and I appreciate the assistance of both organizations so I can be more efficient. Thank you!
63	We need to continually improve the system and encourage more people to use the electronic recording system
64	Iowa Land Records needs to be a place to electronically record documents only like it was originally intended. Not the warehouse for public records it has become.
65	Continued communication is important and trying to find ways to more uniformly index and place information on the site would be great. I know that everyone has their own ideas on how to get to that point but finding a mid-ground that works for everyone would be fantastic.
66	Statewide standards and a simple user interface will greatly improve the product. Start simple before pursuing loftier goals such as blockchain.
67	Again, I cannot comment for my colleagues, but on my behalf the only thing i think you NEED to fix is the print options.
68	Thanks for providing this service. I wish we had something like this in Illinois.
69	See message about the two-step verification.
70	E-recording has been a wonderful service and very timely (24 hrs turnaround and most of the time same day is wonderful). Searching has been much improved. Obvious you are working hard to improve the whole system for the future. Thank you.
71	It is frustrating that as to how the document number or book and page must be entered in the search varies so much between certain counties. For example, some counties may required a few zeros in from of the page number while other counties may not.
72	I already did the last one :)
73	None
74	Consistency accross all counties
75	Thank you for all you do in keeping our public records accessible, organized, and safe!
76	Thank you for your hard work and attention to detail.
77	Need your website back asap with user interface with Beacon to be the same in all counties
78	Present system is big improvement from previous system as far as ease of searching is concerned.
79	I appreciate and use this service often in my real estate job. Please make the searches for name and Organization more powerful and efficient.

80	I appreciate the ability to electronically record documents. I think the Delaware County Recorder's Office does an amazing job and are always very helpful when I have questions!
81	Make the search engine better. It's inconsistent and I have hunting apps that do a better job finding names and parcels than this newer system
82	Thank you! your service has made my job more efficient as I rarely need to go to the courthouse to find a document needed unless it is and old doc that is not in the system.
83	This platform is a vital resource for practitioners in this area. Reasonable investments to improve the platform will ultimately benefit the users of the platform and their clients.
84	I think that any person who has ever used Iowa Land Records should be grateful for free access to such a valuable source of information. The professionals at the individual Counties and at Iowa Land Records provide a vital service to the public on a daily basis through accurately processing and indexing documents, thereby facilitating a multitude of transactions. Please accept my gratitude and thanks!!
85	Do not limit the search requests or raise them.
86	The Recorders provide essential services.
87	Continue to make improvements -- we live in a technical world.
88	Please keep the record search free for Iowans. It is immensely helpful for non-professionals to be able to check basic documents when they have questions about mortgages, land disputes, inheritance results, and tenancy-in-common management issues.
89	For searching subdivisions, it seems like the search is always a "begins with" search operation (as opposed to a "contains" search operation). I could leverage the existing data well by only using the most unique snippet of text, or least likely to be abbreviated, etc. I wish I could search as a guest.
90	See above!
91	The value provided to us by Iowa Land Records is unmeasurable. It helps me every single day to be able to access these documents online. It also saves the time of our recorder, our abstractor, and others, that I would be bothering with questions if I weren't able to look the documents up myself on ILR. E-submission is also incredibly valuable, and I'm perfectly fine with increasing recording fees. (In fact, I'd even say we are past due for increasing recording fees!) Being able to e-file in any Iowa county saves so much time, and my clients greatly appreciate knowing that when they hand over their money to purchase property, that deed/mortgage/etc. is getting recorded right away. No worries about mail time, no worries about mail coming back or getting lost, and no wasted time for me driving to courthouses. We appreciate all of you and all your efforts in providing and improving these services.
92	Being able to record documents online is a huge improvement over manual recording!! Thank You

93	Quit looking for tiny reasons not to record an instrument. I have had instrument formats rejected in some counties that are acceptable in other counties. One recorder rejected an instrument because there was a small border that ran into the top three inches. When i pointed out that Iowa State Bar Association IowaDocs have borders in the top three inches, the recorder replied that the Bar forms are "pre-printed" (which they have not been for decades), as if that somehow made a difference. Too many recorders think it is their duty to set their own standards.
94	Thanks for soliciting user feedback. Hopefully this survey generates some good responses.
95	Keep up the good work. ILR has been a godsend especially in the counties with Beacon.
96	PIN number requirement is not the best idea. We have a lot of properties each year that the PIN changes due to selling or combining properties. Not sure this would be helpful in the long run. Also not sure about the requirement to index the notary.
97	Iowa Land Records is an immensely important tool but highly frustrating as there are no constancies between counties and often times no consistencies between eras of different recorders in the same offices of the same county. Please please please help to address this as we have a wonderfully immensely useful tool, but only if it can the individual searches can be figured out.
98	Make the process as transparent and easy as possible. I didn't know we could send documents to have them recorded through an electronic system. Someone isn't getting the word out there perhaps.
99	Always fee searches with no daily limits!
100	I appreciate the new site and the work being done to include us in the ongoing development of the site.
101	The updates to the current system have been great and the feedback and assistance of the ILR staff is always fantastic.
102	Please don't make it too accessible to out of state entities so that small businesses are put out of business.
103	not sure at this time.
104	The improvements that have been made in the last few years have been so helpful and have saved me so much time. Thank you for the work you do, and for continuing to want to improve ease and accessibility of information.
105	See previous comments.
106	Consistency in and across all of Iowa's counties should be the goal regarding recording information.
107	I'm generally not the type to give "constructive criticism" and for the most part we work great with recorders, but having said that, there are some recorder's offices that need to stop being attorneys by trying to provide legal opinions and determinations. We all have to work together to make sure the system works and keeps it's integrity, but there are times we spend needless hours working with recorders and auditors about minor or useless matters that are out of the recorder's scope and legislative mandate.

108	If you are able to deliver better access and usability, any increase in fees will be well worth it -- it will save practitioners and our clients time and money.
109	I have concerns with AI uses and until we have a better idea as to the actual benefits and the risks we need to be cautious. In this instance being a little slow is better than moving too fast. Iowa system for access to information is much better than many other states, including larger states who have little, if anything, to allow deed information to be found on line. Access to the information is important in today's world where clients have properties in multiple states but do not always have access to documents that are needed for estate planning and other matters. Standardizing the way documents are indexed and located will be nice when searching in different Counties who presently index differently. I have concerns with abstractors relying solely on electronic records when they are not physically present in the County for searches since not all documents are fully visible and therefore the abstract is incomplete. Standardizing information will help going forward but will still leave gaps in what is already out there and will be necessary for root of title abstracts.
110	The new site is very nice, but the added "token" step to log in each day is a pain. Could you not consider a 30-day certificate or something like that for frequent users?
111	I think consistency across counties is critical. We have often had documents rejected in one county because that county's recorder has one preference that doesn't apply in other counties. There should be one recording standard across the entire state that all county recorders rely on.
112	Want to maintain the integrity of our land records.
113	ILR has always been great to work with.
114	Make the search functions better, e.g., allow boolean searches, etc.
115	good job. dont get too ambitious and keep focused on core mission. its not needed to make searching records logical for those with no real property record experience
116	This is a great system! I use it daily and appreciate the convenient access to so much information. Thank you for being leaders!
117	I think it is worth paying a little more than we currently pay to record items if it gives us a system that is more uniform and usable throughout the state.
118	Iowa Land Records needs to reliably turn up all search results that would show up on other systems like COTT and Fidlar
119	ILR is a powerful and indispensable tool, would love to see it improved.
120	I hope you are not putting too much stock in online surveys. ILR should support local control....but local responsiveness is always best.
121	I would like to have access to Iowa Land Records as an individual.
122	Already shared above
123	Eliminate Index Legend and Land Corner Certificates
124	We need to find a way to convert our paper abstracting systems across this state to digital abstracting systems. We are way behind the technology curve here and it is long overdue.
125	kudos - your system is above and beyond some neighboring states. SD has a flat rate filing fee - i am not sure how that impacts their revenue - but might be worth researching.

126	Thank you for trying to improve the system.
127	we are doing a good job, I believe with more integration and mapping we will have the best tool for research.
128	The old website worked was more user friendly and had options that made finding the right document easier. Also the document limit sometimes hampers my searching. When I am running low, will put off finishing the search at later date.
129	get together
130	Not sure how to accomplish this but try to keep it simple. The more options available seems to add confusion.
131	thank you for making the recording process so much easier than mailing or hand delivering documents to be recorded. This is a major improvement from over the years when it would take days or weeks to record a document.
132	The new interface is more user friendly and has allowed me to find things rather easily. As for the suggestion of AI... I am not a supporter of using this very controversial interface and would not support any increase in fees to cover such.
133	As a Government Oversight Partner is very important to have easy access to public real estate records
134	Eventually, it will be an interactive GIS, like most states. It should start now.
135	I have always admired the work that you are doing as in my profession, it has saved me many hours of driving to the courthouse to get a document needed. I am planning on retiring in the next 5 years and if you would have any part time positions, I think I would like to help out if possible. Thank you for what you do!
136	nothing at this time.
137	It is a fantastic public service that has reduced cost of research as well as helped insure all pertinent documents are located. Please fix the issues as soon as possible. Thank you
138	Please make sure documents are indexed under the proper document type. I run into errors a lot.
139	I am very thankful for ILR and believe that anything to benefit its use and availability would be worth its value.
140	We appreciate all of the work that you do for the real estate professionals in the State of Iowa. Lenders, appraisers, realtors need a common place for this information and like to see conformity amongst all counties to have reliable information.
141	Keep up the good work
142	Consider a United States Public Land Survey Monument Preservation program throughout the state to preserve these valuable monuments, increase parcel mapping accuracies, and help land owners avoid costly boundary dispute litigations.
143	This process is getting better and will be invaluable as time goes on. It is a worthy investment.
144	I so appreciate that ILR does not have a subscription fees. It is very user friendly. Thank you for all your hard work on this project. It makes our jobs so much less stressful.

145	Thank you for all you do! I've only been in the legal profession for about 13 years and I can't begin to express how much easier life got once Iowa Land Records was created, documents no longer had to be paper filed, and recorded documents became electronically accessible! It's been such an asset to us and to our clients!
146	As a person who has an Admin account, I find it unnecessarily time consuming to have to log in to the system, wait for an approval code only to have to log in and wait for approval code the minute I click on the Administrative menu to view/edit my users.
147	1. More records 2. Easier search capabilities
148	Iowa Land Records provides a great resource for us. Any improvements are appreciated.
149	I think the main issue is consistency. It should be made clear what punctuation in names will be included in the indexing and a uniform way of indexing the subdivision names. It should not be up to the submitter to provide the information, that is just a situation that will lead to more inconsistency.
150	I would like to see more uniformity between county recordings and for ILR I'd like to be able to search town lots and actually find what I'm looking for.
151	I want to thank you for your concerted effort to improve. Please listen to us title companies especially about searching, our suggestions are of dire importance to our ability to perform our jobs well. Thanks!
152	Biggest concern is being able to find ALL documents being searched for. Sometimes a problem with Plat index styles.
153	You provide a very valuable service. I'm able to save countless hours and trips to the local courthouses, by accessing documents on your website.
154	I think cohesiveness and ease of use is what we all need. It is difficult sometimes to find documents when the document reference number format is different across counties and indexing.
155	Thank you!
156	NO WAY do we need Recorders to go back and put older records on ILR! If that happens, ILR needs to block out of state searchers, and Waivered Attorneys.
157	Getting older documents scanned in would be beneficial. Currently going to the Courthouse and looking through index books can be tough, as I am finding in some Counties that different documents were incorrectly indexed, which makes it difficult to find all of the information needed for me to prepare a Plat correctly. For instance, when looking through an index book S/T/R and I pull a document and it is located in a different S/T/R then what it is indexed in can be an issue. Getting all information on ILR under the correct location would be very valuable.
158	Keep improving and embracing new technologies.
159	It works great
160	System works pretty well and should cut down on postage. I really like the electronic filing since we don't live in town where county seat is. It's nice to be able to record in any county in the state.
161	Ability to search a business name with partial information
162	Thank you for improving the system.

163	Thank you for conducting this survey. My only frustration with the new website is the change in search fields from the old website. I am often searching for surveys or easements without knowing the book/page number, name of who ordered it if they aren't the current owner, or date. Many of them are also old and not online, it would be great to have those online. Thank you for trying to improve the website.
164	Ensure that all documents being recorded are accurate and contain all the required information.
165	The turnaround by our Recorders for Iowa E-Submissions is excellent. This equals happy clients for us. Thank you!
166	there seems to be degradation of the quality of the document after submittal. I would like to see the documents have the same quality after submittal as when they were sent
167	to Recorders - as a group come up with consistent practice in how documents get indexed. Section Township and Range is basic and essential. Search results by Subdivision within the corporate limits of cities just about never return good results.
168	Iowa's system for real estate recording is so much more convenient than Nebraska and South Dakota. Thank you.
169	I love the searching engine, but I preferred the older version since it allowed for more specific searches. The pre-coded choices aren't always what I was looking for and would like to make it more customizable when searching.
170	Overall, your service is excellent. I only suggest to be sure and proofread names as we once couldn't find a document because a party's name was incorrect.
171	Don't abandon Cott for an inferior product!
172	Please see my thoughts regarding the search site.
173	Thank you!
174	no answer
175	No comments
176	I really appreciate the consolidating of Iowa Land Records into one website and how much you all do to keep things as simple and easy as possible on our end!
177	Beware of mission creep and the role of County Recorders enabling Iowa Land Records to replace local County Recorders! Local Recorders will be deemed redundant and eliminated in the name of efficiency. I doubt any Recorder will see this comment.
178	Everyone seems to want to improve. Iowa Land Records has exceeded my expectations. The nice thing is the software is improving, unlike other software I use.
179	Nothing specific. Sometimes I wish I could look at more than 100 pages per day, but rarely do I break that mark.
180	Please remove the 5 county search limit for tax liens.
181	Thank you for your diligent efforts to improve access to public records online. I'm sure many of your ideas deserve funding and further development.
182	This system is invaluable. Keep working to make it better.

183	Keep up the good work. We love the ability to access filing throughout the whole state without having to mail documents to other counties. The turnaround time makes our clients happy.
184	The improvements made have been good. Once learned, it is an easy system to use. The tec. help is awesome!
185	I am very disappointed in the recent change to accessing Iowa Land Records. I operate a one person real estate appraisal office and am not interested in jumping through bureaucratic hoops to access information that is already public information. I am not interested in registering myself as a business. My appraisal schedule is booked three months in advance, so apparently my services and others like mine are in demand. Putting up barriers to slow down our response time and try to control our business is NOT HELPFUL!!
186	Iowa has a very good system already if available in all counties. Standardizing submission and acceptance standards and adding some additional features would be helpful.
187	Thank you for your work.
188	I know many County Recorder offices are understaffed. By embracing the technology and making it easier for submitters and researchers to do their business online will hopefully allow the Recorder's offices to feel less stressed. Keep up the good work and demand the State and your County Supervisors support your efforts! Your records are VALUABLE and IMPORTANT!
189	Please quit pushing to put all documents online including historical documents. The local abstractors all have title plants and know the properties they are working with better than anyone because they have been working in those counties for so many years. We run into many issues such as legal description issues and discrepancies that we can catch but no one could. You are putting residents and taxpayers of Iowa's biggest investments at risk by establishing a statewide title plant. People from all around the world will do the work and take our local taxpayers dollars. Local taxpayers want to support projects that are going to strengthen their communities, not hurt them and take business and tax base away. Abstractors have been paying fees for years and years, and now you want to turn your backs on all of us. It's so wrong.
190	We appreciate all of your efforts in developing and continuing to enhance the process to help our banks efficiency in recording documents and completing on-line lien searches.
191	We recognize the quality and diligent maintenance of the system, and we greatly appreciate the convenience it offers, thanks to the efforts of your team
192	I'm excited by the questions presented in this survey. I feel like we've been heard about what changes we would like to see and it sounds like other people are being heard as well.
193	None. Think it's all great.
194	Please delete the old website, it's very confusing.
195	Thanks for the website to conduct land searches. I will check on the e-filing option.
196	We appreciate the access to electronic records in our rural community.
197	Re-launch the old ILR system until the new system can produce reliable results. It is truly impressive that so much could be spent on creating a new system that is both less reliable and less efficient.

198	Counties should be able to recover their cost of doing business and not lose money.
199	Making every county index the same way would be very helpful.
200	Please don't make my job harder - (adding parcel identification numbers to legal descriptions, etc)
201	It is a good place to start research for land surveys, but not the last stop along the line of understanding all of the impacts of decision making on property line locations.
202	Thank you for providing this valuable service
203	Overall, the system is good but a couple minor changes could make it even better.
204	I appreciate this service as it makes recording documents and searching documents so much easier and efficient. Thank you.
205	Re-connecting Beacon and ILR would be a major benefit and reduce some of the need to improve the search functions
206	the system is fine the way it is, do not expand it, as that would only raise fees and taxes, which would not help the economy at all
207	This system is very nice and always improving. I'd like to see more of the older surveys and deeds added to the system. If this increases the recording fee, so be it.
208	I wish every county participated in both ILR and Beacon. Also, our courthouse is across the street from us, so we love being able to foster good relationships with our courthouse workers. We do not E-File because we enjoying seeing our courthouse workers. I'm sure it's a great system, that other people love. I love that we have the option and are not required to use it.
209	Please remove login and password requirement to search public records.
210	I have great respect for the County Recorders and Iowa Land Records that I do the majority of my work with. They do a great job!
211	We appreciate your efforts and hope to find documents more consistently across all counties. Including a good-through date on the index for the county being searched would also be helpful.
212	ALWAYS free searches with NO per day limits!!! Thank you!
213	Having the ability to use Iowa Land Records is great! Also, our County Recorder & Deputy Recorder are super awesome to work with!!
214	I love Iowa Land Records! I'm the office administrator for it and I'm the one that added other people in my office as search users and taught them how to use the new system. I think it's very intuitive and easy for new people to learn. I wish there was more consistency between counties as to labeling documents (book/page/instrument number, etc.) and about how to calculate auditor transfer fees and recording fees. It shouldn't vary from county to county.
215	Thank you!!!
216	ILR is a fantastic resource for Land Surveyors to perform research and to have an idea of what effort may be involved before going out in the field.
217	I think we're headed in a better direction for everyone and appreciate all the work everyone has to put in for this to work best public interests.

218	Thank you for making online searches available and I look forward to improved searches.
219	There are obvious ongoing improvements to the system and these are greatly appreciated. I know our local recorders are committed to ongoing improvements and these greatly help efficiencies.
220	As an individual involved with Title Guaranty and seeing coworkers use the electronic submission, ILR is a good source. Improving the site and adding more documents does not help the title industry in Iowa. Instead, it negatively impacts business for title companies, because it gives more outside companies/individuals the capability to do searches.
221	I appreciate the functionality of your websites and use them on a daily basis at my job. It is nice that we can access records without having to specifically pay per document like many states as I do a lot of research for clients who are transferring their properties to a trust, etc. Some of these clients own extensive amounts of properties, so having to pay to see each deed to get the legal descriptions would be a challenge and a huge expense. I am thankful for good working relationships with the various local county recorders as well.
222	I appreciate the improvements being made to ILR and to have it link with Beacon would be extremely helpful and efficient. I would also like to say that EVERY county in Iowa should have the same search capabilities, unloaded information, using the same format! Stay consistent.
223	The Iowa Land Records system is extremely helpful! I wish other states would have a similar system.
224	Reducing discrepancies in practices from county to county would be a worthy goal.
225	We appreciate the service you offer. In MN, it can be difficult to find the information Iowa Land Records provides every day. Thank you!
226	THANK YOU for your great and continued services to Iowa! I can only speak to the Recorder's offices that I have had interaction with, but they have all been helpful, friendly, professional and efficient!
227	Thank you for the valuable services you provide!
228	Thank you for making searching for land records easier.
229	Make the search function more user friendly. See the polk county site, so much easier to use. Should not have to have an account and login to just search records, its public info make it simple.
230	As long as recording fees are a reasonable amount, it is understandable that rates would need to increase.
231	Already did this
232	The old website was easier to use and navigate. Associated docs were also a lot faster to run through when listed out, no tab to click.
233	the gathering of bulk information that is used illegally should be regulated and measures used to restrict.
234	The ability to search multiple counties under one platform has some advantages, but as it currently sits, I would much rather use Polk Counties, or the other counties search engines as they are easier to obtain results.
235	Great job.

236	Having transfer books indexed online is so helpful for us abstractors to do complete searches without making trips to the individual counties
237	To please consider getting a County Posting Date or Verification Date, so Searchers know what Date the County Records Index is good through.
238	Keep everything as simple as possible so people understand why there are extra fees for recording, revenue stamps, etc.
239	The new formatting and view is better but far less accurate in search results. It should be as simple as it is on beacon
240	Accurate and consistent document recording
241	I appreciate the staff being proactive and trying to stay ahead of our needs.
242	Keep up the good work! We appreciate you!
243	I appreciate having ILR as a resource. Makes my job a lot easier.
244	thank you for all that you do.

PRELIMINARY

ESS & Iowa Land Records

Needs for Maintenance & Modernization

- Modernization –
 - Statewide recording “notification” system
 - Update Document Formatting Requirements
 - Re-establish the integration with Beacon
 - Normalization of location (parsed legal information) across all counties
 - Reforming Back the Blue to something workable and more effective
 - Digitize historic surveys and plats
 - Complete Conversion to New County Upload API
 - Update the External Submitter API
 - Create a Multi-Jurisdiction Plat Approval Process
 - Internalize PII Redaction Processes
 - Use SMS texting for two factor authentication (in addition to email)

Fee Policy

Timeline

- ICRA Summer Conference – June 11, 2024
- Incorporate with ISAC Legislative Program
- Refinement of Plan Details – July through October
- Communication & Advocacy – July through December

Fee Policy

Key Plan Elements

- Leaning toward a standard fee per page
- Well below the inflation rate, but still meaningful
- Simplification by eliminating some fees
 - Example: Additional Transactions
- Carving out any special purpose uses from the base fee income instead of “adding on”
 - Example: ILR Budget
- Coupled with some policy changes in several areas

Possible Adjustments Fee Simplification

- Additional Transaction Fee
 - Non-Standard Fee
 - Current \$1 Records Management Fee
 - \$1 E-Commerce (ILR Fee)
 - \$3 E-Submission Fee for “Browser” Users
-
- Continue E-Submission Service Fee for Commercial Users
 - Maintain CC Payment Surcharge
 - ILR Assumes Cost of Local Maintenance

Possible “Carve Outs”

ESS/Iowa Land Records

- \$5 per document
- Allocated to ESS/ILR for Operations and Dev.
- Estimated Carve Out Amount: \$2,385,365
- Current Budget: \$1,751,494
- Budget Increase: \$633,871
- Expected Uses: 3 FT Developers, 1 FT Support Technician, 1 Trainer/Customer Support, Inflation Adj.

Simplification Adjustment

Rationale For Simplification

- Benefit to Stakeholders – Simplified Recording Fee Calculations
- Benefit to Recorders – Still a Substantive Increase In Fee Income to County Budgets

Pending Topics

Other Options for Simplification

- Auditor's Transfer Fee: Currently Calculated Using the Number of Parcels
- Consideration of a Revised Flat Fee Per Conveyance Document
- Other Options: carveout, status quo, or ?
- Discussions Pending with Auditors

QUESTIONS

ILR-SLSI Historical Records Survey

SURVEYOR INFORMATION

Iowa Land Records, the Iowa County Recorders Association, and the Society of Land Surveyors of Iowa are exploring strategies for compiling a database of historical surveys which can be made searchable and accessible online. Specifically, we're looking for surveys which were created by a professional land surveyor but not officially recorded by a county recorder. Of greatest interest are unrecorded surveys dating back to 1990.

1. Do you think it would be worthwhile to organize an effort to digitize older, unrecorded survey documents so they could be posted online for everyone to access at no cost?

- ☐ Yes
- ☐ No
- ☐ Don't Know

2. Please Introduce Yourself!

First Name

Last Name

3. Organization Name

4. Please provide your email address so that we may contact you with any questions. Contact information will not be shared with external parties for the purposes of marketing.

ILR-SLSI Historical Records Survey

Identifying and Locating unrecorded surveys dating back to 1990.

* 5. Do you have access to public land surveys or corner certificates prepared and signed by a licensed professional land surveyor, but which were never submitted for recording and public access?

☐ Yes

☐ No

ILR-SLSI Historical Records Survey

6. Would you be able to share access to this information so it could be digitized, indexed or posted online for the benefit of all surveyors and all Iowans?

- ☐ Yes
- ☐ No
- ☐ Don't Know

7. If you answered yes to question 6, what is the date range in which the surveys or corner certificates were created?

Beginning Date

Date

MM/DD/YYYY

Ending Date

Date

MM/DD/YYYY

8. Approximately how many separate unrecorded surveys or corner certificates do you have access to?

- ☐ Less than 100
- ☐ Between 100 and 500
- ☐ More than 500

Other Comment?

9. Please identify the professional and surveyor(s) who created these surveys or corner certificates. (Alternatively provide the name of the Engineering or Surveying Company.

Land Surveyor Name
(or company name) - 1

Land Surveyor Name
(or company name) - 2

Land Surveyor Name
(or company name) - 3

10. Please indicate the form of the surveys or corner certificates.

- ☐ Primarily in Paper Form
- ☐ Primarily In Electronic Form (PDF)
- ☐ Primarily in Electronic Form (TIF)
- ☐ Some as paper records only, and some in electronic form

Other Comment

11. If some or all of the surveys or corner certificates are in **electronic form**, have the files been organized, labeled or indexed in any way?

- ☐ Yes, the electronic files are organized by the name of the surveyor.
- ☐ Yes, the electronic files are organized by location (county name, section, township or range).
- ☐ Yes, the electronic files are organized by company name.
- ☐ No, the electronic files are not organized, labeled or indexed in any way.
- ☐ Yes, the electronic files are organized by the date of creation/signature.

The electronic files are categorized another way as described here ...

ILR-SLSI Historical Records Survey

RAILROAD STRIP MAPS OR VALIDATION MAPS

12. Do you have access to unrecorded railroad strip maps, or unrecorded validation maps from the railroads?

☐ Yes

☐ No

Other Comment

ILR-SLSI Historical Records Survey

13. If you answered yes to question 12, what is the date range in which the railroad strip maps, or validation maps were created?

Beginning Date

Date

MM/DD/YYYY

Ending Date

Date

MM/DD/YYYY

14. If you answered yes to question 12, what is the location (county) of the map?

15. Approximately how many separate railroad strip maps or validation maps do you have access to?

- ☐ Less than 100
- ☐ Between 100 and 500
- ☐ More than 500

16. Please identify the professional and surveyor(s) who created these railroad strip maps or validation maps. (Alternatively provide the name of the Engineering or Surveying Company.

Land Surveyor Name
(or company name) - 1

Land Surveyor Name
(or company name) - 2

Land Surveyor Name
(or company name) - 3

17. Please indicate the form of the railroad strip maps or validation maps.

- ☐ Primarily in Paper Form
- ☐ Primarily In Electronic Form (PDF)
- ☐ Primarily in Electronic Form (TIF)
- ☐ Some as paper records only, and some in electronic form

Other Comment

18. If some or all of the railroad strip maps or validation maps are in **electronic form**, have the files been organized, labeled or indexed in any way?

- ☐ Yes, the electronic files are organized by the name of the surveyor.
- ☐ Yes, the electronic files are organized by location county name.
- ☐ Yes, the electronic files are organized by company name
- ☐ No, the electronic files are not organized, labeled or indexed in any way.
- ☐ Yes, the electronic files are organized by the railroad name or railroad owner

The electronic files are categorized another way as described here ...

ILR-SLSI Historical Records Survey

Making It Happen

At the beginning of the survey we described a vision for making historical but unrecorded surveys, plats, railroad strip maps and validation maps searchable and accessible online. The information gained will help develop a more detailed project plan. Resources and elbow grease will be required to make it happen. Two more questions before you go.

19. A possible source of funding for this project would be a temporary recording fee for surveys and plats and related documents which would be used to create a dedicated pool of resources for digitizing, indexing and posting these historic records online. Ongoing access to the records could be provided at no additional costs.

Would you support a funding method like the one described here to help make it happen?

- ☐ Yes
- ☐ No
- ☐ Don't Know

Comments?

20. If you have access to any historical but unrecorded surveys, plats or railroad maps, would you be willing participate in a volunteer effort to help assemble indexing information for the online database to make the records searchable. This might involve creating an electronic file of information such as surveyor name, location data (section, township, range or lot, block, subdivision, city/town/county), date of the document, or document type.

- ☐ Yes
- ☐ No
- ☐ Don't Know

Comment?

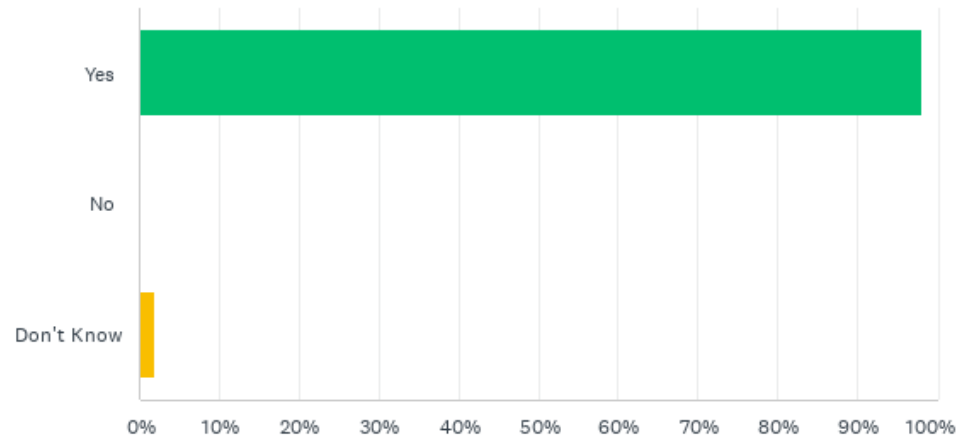


ILR-SLSI Historical Records Survey

Thank you for responding to this survey!

Watch for more information about new developments soon!

Q1 Do you think it would be worthwhile to organize an effort to digitize older, unrecorded survey documents so they could be posted online for everyone to access at no cost?



51 responses as of 5/28/24

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Sam T. Malone, 625 East Court Avenue, Des Moines, IA 50309, Phone: 515-345-9877

Taxpayer Information: Harry Shipley, 345 10th Avenue, Des Moines, IA 50307

Return Document To: Brian L Smith, 5689 Glenwood, Des Moines, IA 50302

Grantors: Brian L Smith and Holly Smith

Grantees: Harry Shipley

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian L Smith and Holly Smith, do hereby Convey to Harry Shipley, as _____, the following described real estate in Adams County, Iowa:

Lot 31 in WILLOWWOODS ON THE RIVER PLAT 3, an Official Plat, now included in and forming part of the City of Des Moines, Polk County, Iowa.

Locally known as: 3455 SE Redwood Dr., Des Moines, IA 50309

This deed is exempt according to Iowa Code 428A.2(22).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____.

Brian L Smith, Grantor

Holly Smith, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on _____ by Brian L Smith and Holly Smith.

Signature of Notary Public

Recording Date: 5/24/2024 at 10:20:00.0 AM

Number:LL ?

Instr. LL Number: ?

County LL Recording Fee: \$12.00

IowaLL E-Filing Fee: \$3.00

Total Fee:LL \$15.00

Revenue LL Tax:

Janelle Schneider RECORDERLLLL

BK: ? PG: ?

Adair County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Sam T. Malone, 625 East Court Avenue, Des Moines, IA 50309, Phone: 515-345-9877

Taxpayer Information: Harry Shipley, 345 10th Avenue, Des Moines, IA 50307

Return Document To: Brian L Smith, 5689 Glenwood, Des Moines, IA 50302

Grantors: Brian L Smith and Holly Smith

Grantees: Harry Shipley

Legal Description: See Page 2

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Dated: _____.

Brian L Smith, Grantor

Holly Smith, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on _____ by Brian L Smith and Holly Smith.

Signature of Notary Public

Recording Date: 5/24/2024 at 10:20:00.0 AM
Number:LL ?
Instr. LL Number: ?
County LL Recording Fee: \$12.00
IowaLL E-Filing Fee: \$3.00
Total Fee:LL \$15.00
Revenue LL Tax:
Janelle Schneider RECORDERLLLL
BK: ? PG: ?
Adair County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

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Grantors: Brian L Smith and Holly Smith

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Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____.

Brian L Smith, Grantor

Holly Smith, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on _____ by Brian L Smith and Holly Smith.

Signature of Notary Public

Recording Date: 5/24/2024 at 10:20:00.0 AM
Number:LL ?
Instr. LL Number: ?
County LL Recording Fee: \$7.00
IowaLL E-Filing Fee: \$3.00
Total Fee:LL \$10.00
Revenue LL Tax:
Janelle Schneider RECORDERLLLL
BK: ? PG: ?
Adair County, Iowa

Return To: Brian L Smith, 5689 Glenwood, Des Moines, IA 50302
Taxpayer: Harry Shipley, 345 10th Avenue, Des Moines, IA 50307
Preparer: Sam T. Malone, 625 East Court Avenue, Des Moines, IA 50309, Phone: 515-345-9877



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Signature of Notary Public

Recording Date: 5/24/2024 at 10:20:00.0 AM
Number:LL ?
Instr. LL Number: ?
County LL Recording Fee: \$7.00
IowaLL E-Filing Fee: \$3.00
Total Fee:LL \$10.00
Revenue LL Tax:
Janelle Schneider RECORDERLLLL
BK: ? PG: ?
Adair County, Iowa

Return To: Brian L Smith, 5689 Glenwood, Des Moines, IA 50302
Taxpayer: Harry Shipley, 345 10th Avenue, Des Moines, IA 50307
Preparer: Sam T. Malone, 625 East Court Avenue, Des Moines, IA 50309, Phone: 515-345-9877



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian L Smith and Holly Smith, do hereby Convey to Harry Shipley, as _____, the following described real estate in Adams County, Iowa:

Lot 31 in WILLOWWOODS ON THE RIVER PLAT 3, an Official Plat, now included in and forming part of the City of Des Moines, Polk County, Iowa.

Locally known as: 3455 SE Redwood Dr., Des Moines, IA 50309

This deed is exempt according to Iowa Code 428A.2(22).

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____.

Brian L Smith, Grantor

Holly Smith, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on _____ by Brian L Smith and Holly Smith.

Signature of Notary Public

April 4, 2024

To: ILTA/ICRA Discussion Participants

From: Phil Dunshee, Project Manager

Re: Questions From ILTA

Jan forwarded to us a few comments and questions about associated references and “modernization” ideas. I initially responded that “the ideas and concepts come from a variety of sources: stakeholders, recorders, observations of other jurisdictions, PRIA, other county officials, legislators. They are not in priority order, and it would be premature to call them “proposals”. Think of them as a menu. What looks good to you? “

I’ve gone through the comments and questions and have attempted to summarize and answer here for the benefit of all. Hopefully this will aid the conversation.

Associated References

Q. Who decides what is an Associated Document?

A. Generally the associations are defined in the policy and are intended to be self-evident.

- An original mortgage is associated with a subsequent satisfaction of mortgage (or perhaps a modification). A satisfaction will have a specific reference to the recording information of the original mortgage document.
- A federal or state tax lien is associated with the release of those liens. A lien release will have a specific reference to the recording information of the original lien.
- A conveyance which requires the submission of a groundwater hazard (GWH) statement is associated because the GWH is associated with the property being conveyed.
- Documents which correct or re-record a document logically are associated with the document being corrected or re-recorded.
- Survey type documents are associated when they are related to the same property. Surveyors who wish to refer to other surveys about the same property will need to reference the recording information of other surveys if they want them to be associated in the database.
- A document conveying a property, by definition, relates to a previous conveyance of the same property. (There is no intent to build associations with all prior conveyance documents.)

In most cases it will be the preparer of a document which identifies the associated reference. Associated references seem to be appreciated by users.

Q. Farm Credit, Banks and other lending institutions may go through multiple mergers, name changes over time.

A. The primary element of an associated reference is the recording information, not the name of the parties. Associated references have been used for many years, and name changes haven’t been an impediment (to the best of my knowledge). Perhaps further clarification of the question/comment is needed.

Q. Referencing Page 66 of the ESS Coordinating Committee Meeting Packet: The eleven-digit document reference number will be used for the Associated Documents?

A. No. You are referencing a sample concept included in the February ESS meeting packet. Such a reference number could be an associated reference in the future, if adopted. But that is not what is used today. Currently the county systems assign a unique reference number to each document (which is not the recording information), and those unique numbers are used for associated references.

Modernization Concepts

Q. There have been improvements to the system recently and these initiatives identified -- with the project scope of work & costs estimates pending. Could a brief summary be provided of the recent improvements to include the time and costs associated; and what each of the new initiatives will benefit the general landowner.

A. The most recent improvements to the Iowa Land Records system were associated with the redesign of the search application, which we believe has been generally well received. We are reporting to our auditor that \$157,856.88 was spent to make those changes.

Another recent improvement was the implementation of a new user management and registration system, including the use of two-factor authentication. These changes have made the Iowa Land Records more secure and less subject to abuse. We are reporting to our auditor that \$60,998.46 was expended to make this change.

Changes have been made to benefit everyone in the real estate industry who seeks access to property information, and also individual property owners. As of February 15, 2024, 2650 new Individual User accounts have been set up, and any real person in Iowa can sign up at no cost.

The purpose of the abstract is to share information about various new ideas, and to gather feedback from industry and individuals about their value to them. That is the input we seek from ILTA as well.

Q. How was the list of initiatives created? Do the initiatives/actions/activities of Property Records Industry Association (PRIA) and/or the American Land Title Association (ALTA) influence these initiatives? If so, how?

A. The ideas have been derived from many sources including stakeholder groups and from people engaged in various ways with county recorders and the Iowa Land Records system. Other new ideas that you may have can be added to the discussion. As you know Iowa county recorders and Iowa Land Records is active in the Property Records Industry Association as is the American Land Title Association and some of the ideas being explored are discussed by PRIA and ALTA. PRIA has many working groups, and they often publish the results of their studies and discussions.

Q. How will the inconsistencies of technology across the county offices be addressed? Cost estimate?

A. The primary "idea" for resolving inconsistencies in data is to "normalize" data. This would involve extracting specific data elements from general data elements within ILR or identifying external sources of information that could be used to fill gaps. This will require both technical effort and staff time to coordinate, and a specific cost estimate has not yet been developed. This is a process that would have to occur over a period of time, we believe.

Q. Cost estimates are pending. Is there an estimate of how each of these initiatives will be funded? Value v. Costs: Will the costs of real estate transactions increase?

A. These and other ideas are being reviewed to determine the level of importance and interest on the part of recorders, stakeholders, and policymakers. In the coming weeks/months we expect that more detailed cost estimates will be developed.

Policy changes in recording fees (which haven't been updated since 1985) could provide a source of funding for both county recorders and special projects. Compared to the overall cost of real estate transactions, changes in recording fee policy would not be expected to significantly affect the cost of real estate transactions. The net cost could be less if efficiency could be gained.

Specific plans for fee changes have not yet been developed but are being explored.

Q. The following comment was added to the modernization section on document formatting. "Twenty (20) approved remote notary providers listed on state database. This could be helpful."

A. We may need some further clarification on the meaning of this comment.

Q. The following question was added to the DOV section of the modernization abstract. "What is the necessity of adding this to the recorders responsibilities?"

A. The idea has been discussed before with the Department of Revenue (but not implemented). It would provide public access to information about sales/consideration amounts. It is not presented as a necessity, but it could provide some value to the real estate industry. We wish to receive the opinions of stakeholders and policymakers. Nothing further at this time.

Q. The following question was added to the BTB section of the modernization abstract. "If a document is redacted and found to be in error, is it possible to un-redact? Is the original copy preserved?"

A. Yes. Unaltered versions of redacted documents are held in a private image repository. "Un-redaction" would not be necessary.

Q. The following comment was added to the "Normalize" section of the modernization abstract. "PIN's change."

A. Yes, they do. Here's how it would work. In the case of property which is conveyed, and no change is made which requires a change in a PIN, the preparer would simply include the current PIN number as a part of the document. When there is a change in the property (subdivision or consolidation) and the change requires a change in the PIN, the recorder's index could be updated shortly after the recording occurs.

The intent is to reflect the PIN and the time of the conveyance only. There is no intent to update PIN information in previously recorded documents. Think of it as a historical reference. For the most recent conveyances, the PIN could be used to link to other property information. This is the way it is being done in most of the U.S., and it is one of the ideas being advanced by **PRIA**.

Q. The following comment was added to the “Internalize Redaction Processes” section of the modernization abstract. “Government regulation of Artificial Intelligence is not where it needs to be. The threat of fraud perpetuated with AI is significant.”

A. Acknowledged. There are a lot of unanswered questions about Artificial Intelligence and its effects. In this case, there should be less concern, because the idea of using machine learning to identify patterns such as personally identifiable information (PII) is not new. Optical character recognition coupled with machine learning could be used safely to extract information from documents to aid in the redaction of PII or to fill gaps in information to make things more consistent. Used smartly, it could enable many improvements.

Q. The following question was added to the “Index External Registry References” section of the modernization abstract. “What is a mortgage registration?”

A. In the real estate industry we have observed that many external systems are being developed to track property information. One is MERS (the mortgage electronic registration system – see: <https://www.mersinc.org/index>). Others are being developed such as <https://www.figure.com/> to support real estate transactions. Another example is <https://propy.com/home/>. These systems use blockchain and artificial intelligence to conduct business.

As noted in one of the comments – there are “Twenty (20) approved remote notary providers listed on state database.” A question is, “If you needed to find the recording of the remote notarization, or if you needed information about a mortgage or loan transaction that existed on an external platform, how would you find it?”

The concept being advanced here is that maybe the information would be easier to find if it were stored in the public land registry. Would this have value to stakeholders in the industry? We aren’t certain so we are asking your opinion.

Q. The following comment was added to the “Create an ILR Blockchain” section of the modernization abstract. “New Iowa Code Chapter 554E: Digital Ledger Technology, Smart Contracts, Electronic Records.”

A. Yes, we’re familiar with the recent changes to the Iowa Code. The use of distributed ledger technology is legal in Iowa. From our work with PRIA and MISMO (mortgage industry standards maintenance organization), and from conversations with private sector blockchain developers, private investments are being made with the clear intent of replacing the public land registry and “intermediaries” in the lending process.

What should or can be done about this? Maybe an answer is to leverage new technologies to prevent it from happening. Make an Iowa system for the benefit of the industry in Iowa with the participation of Iowa stakeholders. Sort of a “control your own destiny before others do it to you” concept.

This isn’t a proposal, it’s a question. Knowing what is happening in the national/international marketplace, what can be done to work together for the benefit of Iowa property owners and Iowa industry stakeholders?

Q. The following comment was added to the “Create an ILR Blockchain” section of the modernization abstract. “Certainty - please explain. There will be errors in the process.”

A. The advocates of distributed ledger technology and blockchain suggest that its use is “better” than traditional databases. What’s stored on the blockchain is “immutable” they say, and it is more “trustworthy.” We’ve studied this question and know that all the hype can’t be believed. Garbage in, garbage out is true for any database. But ... if the Iowa real estate industry, broadly, believed that the use of the technology could be beneficial what should be done? If structured properly, a “private” blockchain through ILR could be set up for mutual benefit.

Again, this is not a proposal, it’s a question. What should be done? How can we help?

Q. The following comment was added to the “Create a Statewide Fraud Alert Notification System” section of the modernization abstract. “Our understanding of SF 2065 legislation that was introduced by Senator Dickey is that it received an early subcommittee hearing at which legislators agreed that more work needed to be done, given that the Recorders Assn. said they were at least a year from being serious about implementing such a process.”

A. Iowa recorders had expressed interest in developing a notification system before the legislation was introduced. Some planning and design work has been done, but there is more work to do. Also, there was awareness that the recorders would be advancing some of these ideas in the 2025 legislative session. There should be no question that some additional resources will be required to develop and implement this project idea. In the coming weeks/months, further work will be done to develop a design and cost estimate.

Q. The following question was added to the “Digitize and Index Historical Surveys ...” section of the modernization abstract. “Who pays to implement this system -- and proofing/recording of unrecorded surveys?”

A. Based on discussions thus far with the Iowa Society of Land Surveyors, it would likely be a cooperative project to digitize and develop a database. It is too soon to say for sure, but the historical records might not be “recorded”. Some resources may be needed for some aspects of a project, but the project design is just beginning, and it is too soon to provide a cost estimate. A specific source of funding has not yet been defined.

Q. The following comment was added to the Digitize and Index Historical Surveys ...” section of the modernization abstract. “A working group appears to have been formed between the Recorders and Surveyors. Would you provide a brief overview of the work group and their topics? Would the Recorders welcome a work group with members of the Iowa Land Title Association?”

A. So far, the recorders and surveyors working group have discussed changes in policy and practice regarding the use of “Index Legends” and they are just beginning the review of the historical surveys topic. Future topics may include strategies for improving location searches, and the other topics in the abstract include multi-jurisdiction processes, reconnecting with Beacon (and possibly other GIS systems), The working group meets for an hour every other week.

Yes, a work group with ILTA members would be possible. What topics would you like to work on? Let’s discuss!

Q. The following question was added to the “Create a Multi-Jurisdiction ...” section of the modernization abstract. “The Society of Land Surveyors supports this review process?”

A. The review process itself is not new, but it is stuck in the paper world. Surveyors are required to get approval from other offices (such as zoning departments) before they submit documents for recording. The idea is to see if it could be done electronically. Here is one workflow.

1. Electronic plat submitted to zoning by surveyor
2. Zoning approves plat and electronically notifies surveyor
3. Surveyor receives and forward plat through ILR for recording
4. Recorded plat returned to surveyor, made accessible to the public

We haven’t started work on this topic yet, but yes, the surveyors seem interested.

Q. The following comment was added to the “Create a Multit-Jurisdiction ...” section of the modernization abstract. “Speed and efficiency in real estate transactions has been the focus of many in the real estate industry, and now the federal government is making changes in an effort to reduce costs to home buyers, setting the stage for a showdown with the title insurance industry. Creating a need for a city or county to review and approve plats and surveys adds delays and costs. And each agency would need to agree to the same set of standards etc. across the state. There is little consistency across the county courthouses.”

A. As noted above, the review process itself is not new, but it is stuck in the paper world. Making the workflow electronic has the potential for making things faster and more efficient. More planning ahead. And it could evolve into a consistent process throughout Iowa.

Q. The following comment was added to the “Re-establish Integration with Beacon...” section of the modernization abstract. “Beacon is not in every county. Not all parcels in Beacon are surveyed parcels.”

A. Iowa Land Records has worked with Beacon since 2012, but the link was broken when the new ILR search application was launched. We have heard from customers who would like it back and possibly made better. Beacon does serve most Iowa counties, and things could be designed so that other GIS systems could be connected as well.

We may need a better understanding about the comment concerning “surveyed” parcels. It may not be perfect but imagine searching Iowa Land Records and linking to property information on the Beacon system (and vice versa). Let’s discuss!

Q. The following question was added to the “Re-establish Integration with Beacon...” section of the modernization abstract. “Who are authorized Beacon users??”

A. In recent discussions with Beacon – authorized users would only be the authorized users of Iowa Land Records. Nothing has been finalized. All things are still in the planning stages.

Q. The following comment was added to the “Create a new special purpose “text” search ...” section of the modernization abstract. “Text search could be beneficial with a drop-down menu, and to the smallest description i.e. 1/4, 1/4. Each subdivision has own search. Common areas/restrictions may not show up on the deed.”

A. We may need some further clarification about this comment. But allow us to elaborate just a little further on this idea. Many counties have archived a “text” legal description in their systems, but its usefulness as a search element is limited because the information is “free form” and doesn’t follow a consistent pattern. It seems every county which did this did it differently. The Iowa Land Records search algorithm doesn’t work well with this data structure; the data can’t be indexed (in the context of computer programming) and optimized in the way that other data elements can be. For this reason, this free form legal description field was not included in the new search application (although the data is displayed in the search results).

However, we’ve learned from some users that for some periods of time in some counties there is no other way to do a location search, because there is no “parsed” location information. We believe that in the long term, the best thing to do is to work to add the missing data back into the database; this is one of the key elements of the “normalization” concept.

What can be done in the meantime? We shouldn’t add the freeform legal text into the new search application. It’s like trying to put a square peg in a round hole. The results would be unsatisfactory. But creating a separate “text” search algorithm just for this data element would work, we believe, and it could be added to the search interface. Additional investment and development will be required to do this, and that is why it is included in the list of possible “modernization” initiatives.

End

Joint Recordors and ILTA Meeting
Summary
Web Conference

April 4, 2024 – 2:00 PM

Representatives of the Iowa County Recordors Association, the Electronic Services System (Iowa Land Records) and the Iowa Land Title Association met via web conference.

Participants included: Jan Gemar, Executive Director, ILTA; Sally Hertel, Mitchell County Abstract Company; Dallas Brown, Cornell Abstract Co.; Nancy Booten, President, ICRA and Lee County Recorder; Stacie Herridge, Story County Recorder; and Megan Clyman, Davis County Recorder

Other participants included: Dillon Malone, Iowa Title Guaranty Director; Mike St. Clair, ILTA; Nick Lanning, ESS; Bob Rafferty, ESS; Phil Dunshee, ESS; and Census Lo-Liyong, ICRA & ESS

In advance of the meeting documents were provided to ILTA for review including an “Abstract of Recording Modernization Initiatives” dated 031124, and a recently adopted policy change relating to Associated References. ILTA had also been referred to the February 2024 ESS packet to reference other policy materials.

On April 2, Jan and ILTA had kindly marked up and returned copies of the “Abstract” and “Associated Reference” policy to help facilitate conversation at the planned meeting, and on the morning of April 4 Phil returned information about the questions and comments received from ILTA. From the discussion it appeared that the exchange of questions, comments and answers was helpful to everyone. These documents are attached for reference.

The meeting focused on the topics which required additional clarification. A summary of the main topics and comments follows.

Associated References. ILTA sought further clarification about the definition and use of associated references. Associated references are existing data elements in recorder indexes which are used to tie associated documents together: mortgages with satisfactions; liens with releases; deeds with related documents such as groundwater hazard statements or the previous deed for the same property; or recorded documents which are corrected or re-recorded. The intent of this initiative would be to expand the usage and consistency of associated references to help users access documents that are related to each other.

ILTA pointed out that parties in such documents can change overtime and possibly there could be reassignments from one party to another, and therefore, while helpful, might not give abstractors everything they need for their research. This insight into the needs of abstractors was helpful to recorders and may be explored further.

Parcel Identification Numbers. ILTA sought further clarification about how Parcel Identification Numbers would be indexed, noting that PINs can change when parcels are subdivided or consolidated. The purpose of the indexing PINs was clarified. Indexing PINs would expand the possibility of tying property information systems together to create greater ease of access to property information, and to simply make it possible to search for documents using a PIN.

It was noted that in many cases the PINs would not change with a conveyance, but if it did, it would be possible to index those changes. The intent is to index records with the correct information in the general time frame of the transaction, but not to update all records whenever a conveyance document is recorded.

Indexing Notary Information. ILTA sought further clarification about the Modernization to index notary information. It was explained that some property fraud activity may be associated with fraudulent notarization. By indexing notary information, it could be possible to document and track notary activities and to monitor other transactions when fraud is discovered. Generally, ILTA expressed the thought that notary information best be left to the Secretary of State. ILTA representatives wondered whether the work and investment required of recorders would be justified and suggested that a property notification system (also described in the Abstract) might be a better use of resources. Dillon Malone from ITG echoed this sentiment. Appreciation was expressed to ILTA for sharing this perspective.

Digitizing Historic Surveys. Participants discussed the Abstract topic relating to digitizing and creating a database of older surveys and plates. This is a project being discussed with the Society of Land Surveyors of Iowa. One of the key insights gained from the discussion with ILTA was that effort may have value to surveyors but might not be of much use to abstractors if those older records are not actually recorded.

References to Adjacent Property. In the context of building associated references between documents, ILTA suggested that it might be helpful to them if somehow location and recording information about neighboring properties could be indexed with a survey document. Specifically, when a survey document references, in the real estate description, another document or name of adjacent property owners, the surveyor could include the recording information for that document. Instead of the description stating i.e. "to the Northeast corner of property owned by Joe Smith" it could recite "to the Northeast Corner of property owned by Joe Smith in document no. 2024-1111." This insight into the needs of abstractors was helpful to recorders and may be explored further. It is unclear whether adjacent property information is a data element in the recorder's index or in Iowa Land Records. This is a topic that can be shared and discussed with the ICRA/SLSI working group.

The group discussed ICRA plans for seeking a recording fee increase, which hasn't changed since 1985. Jan, Sally and Dallas indicated that would be an issue considered by their Board. Generally, ILTA had questions about the overall cost of the various "Modernization" initiatives.

All participants expressed appreciation for the communication and for the improved relations in recent years. All hoped for this to continue.

Further updates will be provided as planning proceeds.

May 30, 2024

To: ESS Coordinating Committee

From: Phil Dunshee, ILR Project Manager

Re: Modernization of Document Formatting and Related Policies

Background

In conjunction with the role of the ESS Standards Subcommittee, a working group was formed in February 2023 to review document formatting requirements as provided in Section 331.606B of the Iowa Code. It was noted that the standards were last updated in 2004 (Senate File 371, 2004 Actions, Chapter 1069). This was prior to the inception of electronic filing and recording. Document formatting requirements were primarily developed for traditional recording practices (paper documents). The Subcommittee and working group were also presented with several topics for future consideration.

The Subcommittee and working group reviewed a matrix of the current standards and the companion ILR policy and procedures to help guide the discussion. They also conducted a systematic review of Section 331.606B, and on July 18, 2023, recommended approval of several updates to Section 331.606B, subsection 1 relating to formatting requirements. As the year continued the Subcommittee and working group proceeded with discussions about Section 331.606B and other related topics to ensure appropriate opportunities were provided for conversation and input. Results from a 2022 stakeholder survey associated with the effort to modernize the Iowa Land Records search engine were also reviewed. For example, stakeholders were asked "Do you think it would be helpful or beneficial if counties formatted their index information more consistently." Seventy-four percent of the respondents answered "Yes."

In the fall of 2023, the Iowa County Recorders Association approved the initiation of an Iowa Recording Fee and Business Process Modernization Project. Recording fees had not been updated since 1985, and it was thought that a fee increase request should be paired with a "modernization" plan which would show benefits and a "return on investment". Numerous modernization projects ideas were developed and explored, and the modernization of document formatting and related formatting policies fit well with the overall initiative.

As the planning process for the Iowa Recording Fee and Business Process Modernization Project approaches completion, it was timely for the Standards Subcommittee and the document formatting working group to complete the review of the issues and ideas that have been studied, and to make recommendations for the adoption of statutory policies.

The Standards Subcommittee and the document formatting working group met via web conference on April 23, 2024 to give further review to a number of policy changes relating to document formatting, document content, and the indexing of those documents by county recorders

It is in this context that I wish to present to you a package of recommended changes to be included with any proposal for changing recording fees.

The following is a summary of the topics and the recommendations for action. Attached are the suggested statutory amendments. Thank you for this opportunity.

Document Formatting

1. Advance the formatting changes as previously approved by the Standards Subcommittee and working group. These changes were applicable to 331.606B, subsection 1, paragraphs a through e as summarized here.
 - a. Clarified the meaning of “continuous form” and clarified that certain requirements could only logically apply to “physical” documents (permanently bound, stapled, taped, clipped, and labeled).
 - b. Removed the reference to “preprinted” text, and established standard for a legible font with a minimum ten-point size. Archaic references to “typewritten” text were removed. The exception to allow an eight-point font for surveys was retained.
 - c. Clarified that if all or a portion of a document was illegible then the legible copy of the text should be provided as an attachment. Also removed is the archaic reference to “typewritten” copy.
 - d. Clarified language concerning standard white paper, replaced the word “inclusions” with the term “markings” and substituted the word “legibility” for the phrase “color and clarity.”
 - e. Removed archaic references to “type” and changed the requirement for signatures from “readable” to “clear and discernable.”

Generally, these changes could be considered technical and noncontroversial

2. Change the requirement for the top margin of the first page as specified in 331.606B, subsection 1, paragraph f. The change would simply require a “blank rectangular space at the top of the first page which shall be three and three-fourth inches in width and two and one-half inches in height reserved and delineated for the county recorder’s use.” The actual top margin requirement would be changed to one-half inch.

This change is consistent with the theme of focusing the formatting requirements that are required for the recording process, which in this case is to provide sufficient space for the recorder’s stamp. Further, this resolves the issue of handling certain documents which have a minor amount of information spilling into the top three-inch margin. Most recorders are recording these documents, and the policy change would align the Iowa Code with current and accepted practice.

3. Authorize the recording of documents which may include personally identifiable information (PII) when the document is subjected to a redaction process. This modification would align 331.606B Subsection 1, paragraph g with current practice.
4. Code section 331.606B, subsection 2 requires certain information to be provided on the first page of a document. This subsection helps ensure that the recorder is provided with the information they need to index a document and otherwise perform their recording duties. During the review process various versions of this section were explored for the purpose of clarifying and simplifying things. Changes to requirements for a return address and preparer information were considered. Notably, the recommendation presented here retains the requirements for a return address and preparer information.

The following changes are recommended.

- a. Clarify that the required information can be provided on the first page or on a cover sheet. The reference to the top three-inch margin is removed (see item 2 above).
- b. The requirement for preparer information is retained, and the reference to a telephone number OR an email address is retained. [A provision for contact information is added elsewhere in the section.]
- c. For clarity, the term “type” is added to the requirement for a “title” to a document. Type is the term predominantly used in industry today.
- d. A requirement for “parsed” location information (the quarter section, section, township, and range, or the section, lot, block, subdivision name and city, town or county as applicable). A weakness in the land records database is the inconsistent presence of this information – which is the basis for indexing and searching by location. Specifying more clearly the requirement for this “parsed” information, in addition to the full legal description can aid the indexing process and improve the quality of data. This practice

with surveyors has been well received since Index Legends came into use in 2016. The Subcommittee asked that the language regarding the “full legal” and the “parsed” location information be combined. This change was made. Note that “section, township, range” has been added to the list of platted data elements. This modification is included, but it should be noted that further review is recommended.

- e. A more clearly stated requirement for Associated References, when applicable. This change can aid the indexing process and improve the quality of data in the land records database. It seems to be the intent of the current language, 331.606B, subsection 2, paragraph i, which requires “A document or instrument number for statutory requirements, if applicable.” The proposed language states “A recording reference number of an associated, recorded document or instrument ...”
- f. The requirement for a “parcel identification number, as applicable” is retained, but moved to a separate lettered paragraph.
- g. In addition to the preparer and return address information, organizations would be encouraged to provide contact information for the person who is best able to address any issue affecting the recordability of the document or instrument. In this version, it is presented as option in a concluding, unlettered paragraph.
- h. A concluding statement of purpose is provided.

Notably, a recommendation to explicitly authorize the use of an “Index Legend” for all document types is not included in this recommendation. While this idea may merit further consideration in the future, further input and demonstrated interest from the stakeholders is needed.

Note: Instrument Date is no longer included in the recommended list based on discussions of the Standards Subcommittee and working group.

- 5. Current law includes only a passing reference to the use of “cover sheets”. It would be beneficial to both recorders and stakeholders to insert language in the Code of Iowa to officially authorize their use and to set some uniform expectations. A modification to 331.606B, subsection 3 is proposed to do the following.
 - a. Continue to authorize the use of a page reference if insufficient space exists for all the information described in subsection 2 on either the first page or in a cover sheet.
 - b. Explicitly authorize the use of a cover sheet which must conform to the formatting requirements in 331.606B, Section 1
 - c. Clarify that a cover sheet would be included as a part of the recorded document.
 - d. Clarify that a cover sheet should not include information intended to have a legal effect.
- 6. No changes to 331.606B, subsections 4 and 5 are recommended here. However, The Standards Subcommittee should be aware that a working group of surveyors and recorders is working to develop some new language – perhaps as a new Code section which would exclusively apply to surveys and related documents. Section 331.606B, subsection 4, and language concerning the minimum font size for surveys in 331.606B, subsection 1, paragraph b could be moved to the newly created subsection.
- 7. Current law requires that “a document or instrument rejected for recording by a recorder shall be returned to the preparer or presenter accompanied by an explanation of the reason for rejection.” This language reflects the physical world and does not adequately address the processes associated with electronic documents. It also carries a negative message with use the term “rejected.” Section 331.606B, subsection 6 needs to be “modernized.”

Language is proposed to indicate that when a physical document is declined by a recorder, it should be returned to the submitter or preparer. However, when an electronic document is declined by a recorder, the submitter or preparer should simply be “notified.” This reflects the current business processes in the ILR E-Submission service. Additional language is added to suggest that recorders should advise of corrective actions. Reasons for fee changes with respect to electronic documents are to be provided, when applicable. This is intended to reflect positive and constructive communication between the customer and the recorder.

8. Returning to 331.606B, subsection 1, a new introduction is proposed. The change is for the following purposes:
 - a. To communicate that an important purpose of formatting standards is to ensure that the archive of recorded documents is accessible, legible, and searchable.
 - b. To communicate that an important purpose of formatting standards is to help the recorder perform their duty to effectively record and index the required information.
 - c. To clarify that the recorder has the clear authority to decline documents and instruments if the form or content of a document or instrument prevents the recorder from fulfilling their duty to record.

The operative sentence regarding the authority of the recorder to decline a document, as presented in this recommendation, reads as follows:

“If the content of a document or instrument does not conform to the requirements of this section, or if the form of a document or instrument prevents or inhibits the county recorder from performing their duty, the county recorder may decline to record a document or instrument.”

The Standards Subcommittee, the formatting working group, and the ESS Coordinating Committee in different discussions considered whether the appropriate term should be “may” or “shall” in this sentence. At the January meeting of the Standards Subcommittee and working group, the preference for “shall” was expressed. At the February meeting of the ESS Coordinating Committee, differing views were expressed. Most recently, the Standards Subcommittee and the formatting working group opted to use the term “may.”

Here’s why.

- The standards themselves consistently say “shall.”
- Recorders should clearly have the authority to decline a document. If a document is missing required information, or if a document is illegible, it probably should be declined and there should be no question about the authority of the recorder to do so. Hopefully, with the modification of the formatting standards, this will be handled consistently across all counties.
- Recorders should not be faced with the question of declining a document because the statute says “shall”. The important issue is whether the document is recordable. Is the document legible? Is the required content present? Is there room for the recording stamp? If the answers are “yes”, then the decision to record or decline should default to “record”.

In the context of the overall modernization initiative, this seems to be the right position to take.

9. 331.606B, subsection 7 is recommended for repeal. Subsection 7a conflicts with the very idea of having document formatting standards and the proposition that a decision to record or decline should favor recording if the document is recordable. If a document is not recordable, it should be declined, even if a customer would be willing to pay an extra \$10.00.

Subjection 7b is unnecessary if the other recommendations contained herein are adopted. County recorders will clearly have the necessary authority to decline documents when appropriate (see the updated introductory paragraph to 331.606B, subsection 1).

Indexing Requirements

With the suggested revisions to 331.606B, subsection 2 concerning the required content to be included in documents submitted for recording, it may be appropriate to make corresponding changes to the language in Section 558.49 which relates to indexing conveyance records. The following changes are recommended.

1. Section 558.49, subsection 3 should be amended to reflect the date and time a document is recorded, not when it is filed (or submitted to) the recorder. An accepted practice is to use the recording date and time in the context of the race/notice process. This is simply intended to align language in the Code with accepted practice.
2. Section 558.49, subsection 4 currently states that the “date of instrument” must be indexed. This seems to relate to the date on which the parties executed or signed the instrument. If so, perhaps it should be plainly stated. Additionally, it is possible that the parties to a document may not all execute or sign the document on the same date – raising the question of what date should be indexed. A suggested amendment is to specify that the most recent date be indexed.
3. Section 558.49, subsection 5 currently states that the “nature of the instrument” must be indexed. This seems to relate to the document title or “type” such as a deed, mortgage, etc. A suggestion is made to how this could be more plainly stated.
4. Section 558.49, subsection 7 currently states that the “description of the real estate affected by the instrument” must be indexed. A substantive amendment is suggested to state that the “parsed” location information must be indexed “as indicated by the location information associated with a property including the quarter section, section, township, and range, or the lot, block, subdivision name, section, township, range, and city, town or county, if platted.” This addition is intended to clarify that counties must consistently index location information using these data elements. It is unclear whether recorders should be required to index a “full” legal description. It should again be noted that “section, township, range” has been added to the list of platted data elements. This modification is included, but further review is recommended.
5. If the suggested amendment to Section 331.606B, subsection 2, paragraph i. is adopted, document preparers and submitters would more clearly be required to provide associated references to previously recorded documents. It is proposed that section 558.49 be amended to add associated references to the list of elements required in the recorders index. The inclusion of this information in the recorder’s index would enable people to search for and retrieve associated documents more easily.
6. Section 331.606B requires that preparers and submitters include parcel identification numbers (PIN), if applicable (or required). It is proposed that section 558.49 be amended to add parcel identification numbers to the list of elements required in the recorders index, as applicable. The inclusion of this information in the recorder’s index would enable people to search more easily for documents and instruments using the PIN.

It is anticipated that real estate attorneys and other stakeholders will wish to examine this legislative language more closely. At this writing, we understand that a committee for Iowa Docs is reviewing the draft changes. The general idea is simply to better align the requirements of what is to be included in documents submitted for recording with the requirements for indexing those records.

Indexing Requirements - Continued

With the suggested revisions to 331.606B, subsection 2 concerning the required content to be included in documents submitted for recording, it may be appropriate to make some corresponding changes to the language in Section 331.606 which relates to general filing requirements.

1. Language is added to 331.606, subsection 1 to cross reference the requirements of this section with section 331.606B(2) and section 558.49. Some terminology is modified to align with current practices.
2. A very visible demonstration of modernization would be to, on a future date certain, align the recording reference numbers used by counties to be in the same format. Language is suggested to combine the county two-digit identification number with the calendar year followed by a sequential eight-digit number. Letters and special characters would be prohibited, and counties could continue to also use book/page references along with the standard reference number, if desired.

Note: Alternative reference number schemes may be considered. The symbolic and tangible importance is associated with a decision for every jurisdiction to use the same scheme.

3. As with the suggested changes to 558.49, indexing of associated references, parsed location information, and parcel identification numbers would be required. A suggestion that other county offices who manage parcel identification numbers be responsible for informing recorders of PIN changes is included. The language requires that the PIN updates should be added to the index for recently recorded documents "as soon as practicable."
4. Recording times going forward would be required to the second in all recording jurisdictions. It may be appropriate to consider accuracy to the millisecond.

It is expected that further work on the language and implementation details will be needed for these items. However, adoption of these concepts as a part of the modernization initiative is recommended.

Additional Technical Amendments

While reviewing Iowa code sections relating to document formatting, and indexing, a few possible technical updates were identified in Section 331.601A which provides various definitions.

1. The definition of a “page” is provided in section 331.601A, subsection 7. The dimension of a page in this definition is limited to “not larger than eight and one-half inches in width and fourteen inches in length.” For about a decade ESS policy has required the acceptance of documents with a dimension of eleven inches by seventeen inches in physical or electronic format, and up to twenty-four inches by thirty-six inches in electronic format. This statutory definition should be updated to include these larger dimensions.
2. The definition of a “transaction” is provided in section 331.601A, subsection 9. ESS policy (Section 3.14) was changed in 2018 state that “A simple reference to a prior action which is not associated with an originally recorded document shall not be subject to the additional transaction recording fee.” The statutory definition of a “transaction” should be updated to state that “A simple reference to a previous action which itself takes no subsequent action is not a transaction.”

Requested Action: Review the recommendations of the Standards Subcommittee and the document formatting working group. Further refinements to these policies are expected as they are examined by the various stakeholder groups.

Section 558.49 is amended to read as follows:

558.49 Index records.

The recorder must shall keep index records to show the following:

1. Each grantor.
2. Each grantee.
3. The date and time when the instrument was ~~filed with~~ recorded by the recorder.
4. The date of the on which the document or instrument was executed by the parties, to the extent practicable. If there is a variance in the date of execution by the parties, the most recent date shall be indexed.
5. The nature of the instrument, as indicated by the title or type of the document or instrument.
6. The document reference number where the record of the instrument may be found.
7. The parsed description of the real estate affected by the document or instrument, as indicated by the location information including the quarter section, section, township, and range, or the lot, block, subdivision name, section, township, range, and city, town or county, if platted.
8. Any recording reference number of an associated, recorded document or instrument, when present on a document submitted for recording.
9. The parcel identification number, when present on a document submitted for recording. Updated parcel identification number information shall be added to the index of any recently recorded conveyance document.

Section 331.601A, Subsection 7, is amended to read as follows.

331.601A Definitions.

As used in this part, unless the context otherwise requires:

7. "Page" means a writing, printing, or drawing, other than a plat or survey or a drawing related to a plat or survey, occurring on one side only and covering all or part of such side, and not larger than eight and one-half inches in width and fourteen inches in length. For the purposes of a plat of survey or a drawing related to a plat of survey, "Page" also means a writing, printing, or drawing occurring on one side only and covering all or part of such side, and with dimensions of eleven inches by seventeen inches or up to twenty-four inches by thirty-six inches.

Section 331.601A, Subsection 9, is amended to read as follows.

331.601A Definitions.

As used in this part, unless the context otherwise requires:

9. "Transaction" means a specific legal action in the form of or evidenced by one of the following:

a. A title or caption including but not limited to a deed, deed of trust, mortgage, or power of attorney representing an action such as the conveyance of property, the provision of financing, or the power to act on behalf of another person.

b. A subsequent ~~action reference~~ referring to an original action as represented by a document or instrument including but not limited to an assignment or release or satisfaction of mortgage. A simple reference to a previous action which itself takes no subsequent action is not a transaction.

Section 331.606 is amended to read as follows.

331.606 General filing requirements.

1. In addition to the information specified in section 331.606B(2), section 558.49 and other requirements specified by law, the recorder shall note in the county land records management system the date of filing of each instrument, the number, type or title, and character of the instrument, and the name of each grantor and grantee named in the instrument. In numbering assigning reference numbers to the documents or instruments, the recorder shall ~~may start with the number one immediately following the date of annual settlement with the board and continue to number them consecutively until the next annual settlement with the board or the recorder may start with number one on the first working day of the calendar year and continue to number the instruments consecutively until the last working day of the calendar year.~~ Reference numbers shall not include letters or special characters. Reference numbers shall include the county two-digit numeric prefix and the four-digit year preceding each reference. In addition to the standard reference number, the recorder may also assign a book and page reference to a document or instrument.

. When present in a document, associated recording references shall be indexed with the recorded document and with any referenced antecedent documents. References shall also be indexed for concurrently recorded associated documents.

. When a recorded document includes a legal description, parsed location information shall be indexed. For platted land, the indexed location information shall include the lot, block, subdivision name, the name of the applicable city, town or county, and section, township and range numbers. For land which is not platted, the indexed location information shall include the section, township, range and quarter section. Indexing of a quarter quarter section is recommended but not required. If a county department uses an additional parcel identifier such as a capitalized alphabetic character, or a character string of numbers separated by a hyphen, it shall be indexed as an additional parcel identifier as specified by the county land record information system.

. When present in a document or instrument submitted for recording, parcel identification numbers shall be indexed. If a parcel identification number is modified by the county, such as for a subdivision or a consolidation of a parcel, the county auditor shall timely provide any updated parcel identification number information to the recorder which shall be added to the index of the applicable recently recorded document as soon as practicable.

. The parcel identification number index information for previously recorded antecedent documents shall not be modified unless it is for the purpose of correcting an error.

2. The recorder shall also note in the index the exact time of the filing of each instrument which shall be accurate to the second.

3. The county recorder may give the county sheriff the records filed under this chapter pertaining to the sale and registration of weapons or may dispose of those records if the sheriff does not wish to receive the records.

4. The recorder shall permanently archive an unaltered version of each recorded document or instrument. A document or instrument may be archived in its original format, as an electronic document, or in another format suitable for preserving information in the document or instrument. A person may view and copy an original or unaltered document or instrument in the office of the recorder.

By numbering and renumbering as necessary.

Section 331.606B, is amended to read as follows.

331.606B Document or document formatting standards.

1. ~~Except as otherwise provided in subsection 7, the county recorder shall refuse any document or instrument presented for recording that does not meet the following requirements:~~
The purpose of document or document formatting standards is to ensure that the documents and associated images are legible and contain the necessary information for the county recorder to perform their duty to create a permanent, unaltered archive and to index information that is accessible and searchable by the citizens of Iowa and by commercial and government organizations. If the content of a document or instrument does not conform to the requirements of this section, or if the form of a document or instrument prevents or inhibits the county recorder from performing their duty, the county recorder may decline to record a document or instrument.

The standards may relate to the physical processing or handling of a paper document, the processing of an electronic document, or the content of a document, and they are enumerated as follows.

- a. ~~Each document or instrument shall consist of one or more individual pages not permanently bound or in a continuous form. For the purposes of this section, continuous form shall mean individual one-sided pages. The A document or instrument in a physical form shall not be permanently bound, have any attachment stapled, taped, or otherwise affixed to any page except as necessary to comply with statutory requirements, or contain text or graphics on the back side of a page. However, the individual pages of a document or instrument in a physical form may be stapled clipped together for presentation for recording. A label that is firmly attached to a document or instrument in a physical form with a bar code or return address may be accepted for recording.~~
- b. ~~All preprinted text shall be in a legible font of at least eight ten point in size and no more than twenty sixteen characters and spaces per inch. All other text typed or computer generated, including but not limited to all names of parties to an agreement, shall be at least ten point in size and no more than sixteen characters and spaces per inch. If a document or instrument, other than a plat or survey or a drawing related to a plat or survey, presented for recording contains type smaller than eight point type for the preprinted text and ten point type for all other text, the document or instrument shall be accompanied by an exact typewritten or printed copy that meets the requirements of this section. However, a plat or survey or a drawing related to a plat or survey may contain text in a legible font of at least eight point in size.~~
- c. ~~Each document shall be of sufficient legibility to produce a clear reproduction. If all or a portion of a document or instrument, other than a plat or survey or a drawing related to a plat or survey, is not sufficiently legible to produce a clear reproduction, the illegible portion of the document or instrument shall be accompanied by a legible copy as an attachment an exact typewritten or printed copy that meets the type size requirements of paragraph "b" and which shall be recorded contemporaneously as additional pages of the document or instrument.~~
- d. ~~Each document or instrument, other than a plat or survey or a drawing related to a plat or survey, shall be on standard white paper of not less than twenty pound weight without watermarks or other visible inclusions markings. All text within the document or instrument shall be of sufficient color and clarity legibility to ensure that the text is readable when reproduced from the record.~~
- e. ~~All signatures on a document or instrument shall be in black or dark blue ink and of sufficient color and clarity to ensure that the signatures are readable clear and discernable when the document or instrument is reproduced from the record. The corresponding name shall be typed, printed, or stamped beneath the original signature.~~

The ~~typing or~~ printing of a name or the application of an embossed or inked stamp shall not cover or otherwise materially interfere with any part of the document or instrument except where provided by law. Failure to print ~~or type~~ signatures as provided in this paragraph does not invalidate the document or instrument.

- f. The first page of each document or instrument, other than a plat or survey or a drawing related to a plat or survey, shall have a top margin of at least ~~three inches~~ one-half inch of vertical space from left to right, and with a blank rectangular space at the top of the first page which shall be three and three-fourth inches in width and two and one-half inches in height reserved and delineated for the county recorder's use, unless the document is accompanied by a cover sheet. Which shall be reserved for the recorder's use. The stamp area shall be adjacent to the top margin. All other margins on the document or instrument shall be a minimum of three-fourths of one inch. Nonessential information including but not limited to form numbers, page numbers, or customer notations may be placed in a margin except the top margin. The recorder shall not incur any liability for not showing a seal or information that extends beyond the margin of the permanent archival record.
 - g. Each document or instrument presented for recording shall meet the requirements of section 331.606A, subsection 2. However, a document which includes personally identifiable information shall be recorded provided that the document is subjected to a redaction process as specified in Section 331.606A, section 3.
2. Each document or instrument, other than a plat or survey or a drawing related to a plat or survey, that is presented for recording shall contain the following information on the first page or on a cover sheet or page as described in subsection 3 below the three-inch margin:
- a. The name, address, and either the telephone number or email address of the individual who prepared the document.
 - b. For any instrument of conveyance, the name of the taxpayer and a complete mailing address.
 - c. A return address.
 - d. The title or type of the document or instrument.
 - e. All grantors' names.
 - f. All grantees' names.
 - g. Any address required by statute.
 - h. The legal description of the property ~~and parcel identification number~~, if required. When a legal description is required, the parsed location information shall also be provided including the quarter section, section, township, and range, or the lot, block, subdivision name, section, township, range, and city, town or *county* as applicable.
 - i. A document or instrument number for statutory requirements, if applicable. A recording reference number of an associated, recorded document or instrument as required by the county land record information system, or for other statutory requirements, as applicable.
 - j. The current parcel identification numbers, as applicable.

A document or instrument may also contain the contact information of the person who is best able to address any issue affecting the recordability of the document or instrument.

The information specified in this section is for the purpose of providing the information necessary for recording and indexing a document or instrument and to facilitate public access to information. Document information necessary to execute a transaction or to have legal effect shall be included in a document as determined by the parties in accordance with established legal standards.

3. ~~If insufficient space exists on the first page for all of the information described in subsection 2, the page reference of the document or instrument where the information is located shall be noted on the first page. The information specified in 331.606B, Section 2 may be provided in one of the following forms.~~
- a. As a part of the first page of a document or instrument.
 - b. As a cover sheet or page accompanying a document or instrument in a format approved by the county land record information system. A cover sheet shall be recorded contemporaneously as an additional first page to the document or instrument. A cover sheet shall conform to Section 331.606B, Section 1
 - c. If insufficient space exists on the first page or a cover sheet for all of the information described in subsection 2, the page reference of the document or instrument where the information is located shall be noted on the first page or coversheet.
 - d. An attestation statement, or any information intended to have legal effect shall not be included on the Cover Sheet.

Note: No changes to 331.606B, subsections 4 and 5 are recommended at this time.

6. ~~A document or instrument rejected for recording by a recorder shall be returned to the preparer or presenter accompanied by an explanation of the reason for rejection.~~
A physical document or instrument declined for recording by a recorder shall be returned to the submitter or preparer accompanied by an explanation of the reason for the action to decline the document. When an electronic document or instrument submitted through the county land record information system is declined for recording by a recorder, the recorder shall notify the submitter of the reason for the action to decline the document.

Whenever practicable, the recorder shall also advise the preparer or submitter of any actions necessary to correct the document or instrument.

When a recording fee for an electronic document is adjusted to correct an error in the calculation of a fee, the submitter shall be notified of the reason and basis for adjusting the recording fee.

Section 331.606B, subsection 7 is repealed.

Section 331.606B (4) is repealed

NEW Section 331.612 Recording of Surveys

1. As used in this part, unless the context otherwise requires:
 - a. Parcel Identification Number means the unique identification number assigned to each separate piece of real estate as recorded in the book of plats under section 558.63.
 - b. Additional Parcel Identifier means a capitalized alphabetic character, or a character string of numbers separated by a hyphen used to identify a proposed separate piece of real estate represented on a plat or survey or a drawing related to a plat or survey.
2. Documents and Instruments. This section shall apply to each document or certificate prepared and signed by a licensed professional land surveyor which is submitted for recording.
3. Formatting Surveys for Recording. A plat or survey or a drawing related to a plat or survey which is submitted to a county for recording as described in this section shall conform to the following requirements.
 - a. Contain text in a legible font of at least eight-point in size.
 - b. Provide font colors, signatures and drawings which have sufficient weight, contrast and darkness to be reproducible.
 - c. Physical documents submitted to a county for recording shall have a dimension which is no greater than eleven by seventeen inches.
 - d. Electronic documents submitted to a county for recording through the county land record information system shall have a dimension which is no greater than twenty-four inches by thirty-six inches.
 - e. Notwithstanding the dimensions specified for physical documents in this section, a physical document may be submitted with a dimension of up to twenty-four inches by thirty-six inches may be submitted to the county if the county is able to digitize the document while maintaining the original scale and quality of the document as specified in paragraphs a through c in this section.
 - f. Provide for an Index Legend which includes information required for indexing and recording by the county recorder as specified in section 4 herein.

- g. Provide for a blank rectangular space three and three-fourth inches in width and two and one-half inches in height reserved and delineated for the county recorder's use, unless the document is attached to a cover sheet approved by the governing board of the county land record information system.
4. Index Legend Content. An Index Legend shall be presented as a compact table or grid with lines and a reasonable separation of the data elements.
- a. For all documents and instruments specified in section 331.612 (1) the following data elements are required, and they shall be presented in the table or grid.
 - i. County Name
 - ii. Parsed location description:
If not platted: Section, Township, Range, Quarter Section, and Additional Parcel Identifier if applicable. The quarter quarter section is optional.
If platted: Lot/Unit, Block, Subdivision Name (without abbreviation), Town/City/County as applicable, **Section, Township and Range**, and Additional Parcel Identifier, if applicable
 - iii. The current Parcel Identification Number
 - iv. Proprietor: Name (if applicable and if multiple proprietors – only one required)
 - v. Requested By: Name
 - vi. Any known Associated Reference to a previously recorded **plat or survey or a drawing related to a plat or survey**
 - vii. The surveyor's name, mailing address and other contact information
 - viii. Information necessary for the county recorder to return the survey document

Note: Need to review potential changes to 355.6A, subsection 4 c

References the index legend with respect to Monument Preservation Certificates

There may also be a need to review subsection 4b, as it may be redundant with other code sections.

Note: In recent discussions the group was leaning toward retaining this Code section relating to MPC. If so, the language may need to be reviewed to ensure consistency with the new 331.612.

2. Amend 355.12 to read as follows (Need to review)

355.12 Indexing of survey documents by recorder.

The recorder shall index survey documents and United States public land corner certificates **as provided in Section 331.606.** ~~by township, range, and section number. If the survey is in a recorded subdivision, the recorder shall also index the document alphabetically by subdivision name.~~

Note: Consideration is being given to adding the details about recording and indexing in an expanded version of this section in the recorders' code. It would look something like this:

331.606 (New Subsections)

. When a recorded document includes a legal description, parsed location information shall be indexed. For platted land, the indexed location information shall include the lot, block, subdivision name, the name of the applicable city, town or county, and **section, township and range numbers**. For land which is not platted, the indexed location information shall include the section, township, range and quarter section. Indexing of a quarter quarter section is recommended but not required. If a county department uses an **additional parcel identifier** such as a capitalized alphabetic character, or a character string of numbers separated by a hyphen, it shall be indexed as an additional parcel identifier as specified by the county land record information system.

. When present in a document or instrument submitted for recording, parcel identification numbers shall be indexed. If **a parcel identification number** is modified by the county, such as for a subdivision or a consolidation of a parcel, the county auditor shall timely provide any updated parcel identification number information to the recorder which shall be added to the index of the applicable recently recorded document as soon as practicable.

3. 355.10 (no change is suggested here) (Need to Review)

355.10 Record. 1. The surveyor shall record a plat and description with the county recorder no later than thirty days after signature on the plat by the surveyor if the survey was made for one of the following purposes: a. To correct boundaries and descriptions of land. b. For the division of land. c. To retrace an existing recorded description of a parcel or tract of land.

2. The plat and description shall show distinctly what piece of land was surveyed, the surveyor, and the date of the survey.

3. The thirty-day requirement shall not apply to subdivision plats.

354.18 Recording of plats. (Need to review)

1. A plat of survey prepared pursuant to this chapter and a subdivision plat, with attachments, shall be recorded in the office of the county recorder, and an exact copy of the plat shall be filed in the offices of the county auditor and assessor. A replat of any part of an official plat pursuant to section 354.25, or a recorded subdivision plat of any part of an existing official plat shall supersede that part of the original official plat, including unused public utility easements.

2. The recorder shall examine each plat of survey and subdivision plat to determine whether the plat is clearly legible and whether the approval by the applicable governing body and the other attachments required by this chapter are presented with the plat. The recorder shall also keep a reproducible copy of the plat from which legible copies can be made. The recorder may specify the material and the size of the plat, not less than eight and one-half inches by eleven inches and not greater than a page as defined in Section 331.601A, subsection 7 that will be accepted for recording in order to comply with this section. The recorder shall not record a subdivision plat that violates this chapter.

331.601A Definitions.

As used in this part, unless the context otherwise requires:

7. "Page" means a writing, printing, or drawing, other than a plat or survey or a drawing related to a plat or survey, occurring on one side only and covering all or part of such side, and not larger than eight and one-half inches in width and fourteen inches in length. For the purposes of a plat of survey or a drawing related to a plat of survey, "Page" also means a writing, printing, or drawing occurring on one side only and covering all or part of such side, and with dimensions of eleven inches by seventeen inches or up to twenty-four inches by thirty-six inches.



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Blockchain Technology

(# 1, Date of Issue)

www.pria.us

DATE Disclaimer: *This is a proposed-for-adoption draft.*

There are still known deficiencies in format which PRIA's Style Committee will clean up following final approval.)

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DRAFT

Executive Summary

Over several years and at numerous conferences and meetings, the members of the Property Records Industry Association (PRIA) have heard that “blockchain is coming” and may transform many aspects of the real estate industry. Naturally, PRIA members are asking questions.

- What does this mean to me?
- How will it affect the public land registry?
- What should I be doing to prepare for these changes?
- Should I support these changes, or should I resist?

The PRIA membership is comprised of public officials who record and maintain the public record of real property transactions in the United States, private service provider organizations which help those public officials manage the systems used for the recording and archiving of records, and private for-profit and non-profit organizations which serve the segments of the real estate and mortgage industry which prepare and submit those records for processing.

Depending on the specific application, the use of blockchain technology could affect property record professionals beyond the PRIA membership including real estate agents and brokers, buyers and sellers, lenders and closing agents, title professionals and insurers, appraisers and more.

Champions of blockchain technology sometimes view themselves as innovators and market disruptors who will help bring greater efficiency and productivity to the property industry, in part by using software and systems to eliminate the middlemen who, they say, create inefficiencies. Some claim that blockchain, eventually, will be used to eliminate the need for title insurance and perhaps the public land registry itself.

In January 2023, the PRIA Board of Directors approved a formal work group charged with gathering information to educate and inform members and the industry about blockchain. Four sub-groups were formed to address the following topics:

- Blockchain Basics – To compile information to foster a common understanding of blockchain technology terms often used by the industry and explore the pros and cons of using blockchain.
- Blockchain Uses – Public – To explore current uses of blockchain in the public sector with a focus on applications related to operations in the recorder’s office.
- Blockchain Uses – Private – To explore current uses of blockchain in the private sector with a focus on applications related to real property.
- Blockchain Legislation – To review public policy including legislation to authorize the use of distributed ledger technology for transactions, pilot projects and

initiatives using blockchain technology, and policies concerning the applicability of blockchain systems.

The efforts of the four sub-groups have been a journey. Each has dedicated significant time to understanding the technical workings of blockchain and how public and private entities are using or hoping to use it for the delivery of services and benefits to stakeholders. Each work group would acknowledge there is more to learn because the development and implementation of applications, particularly in the real property industry, are still in their infancy. The full story of blockchain is yet to be determined in the marketplace and by the public policies that are adopted.

What follows is a description of the key ideas that emerged from the work each sub-group conducted over a year's time. Additional details can be found in the Appendices which include summaries of the meetings and interviews that were conducted. Links to resources are embedded in those summaries.

Blockchain Digest

Blockchain is a proprietary peer-to-peer (P2P) network of computers connected via the internet that is used to store information in a distributed, append-only ledger. Information is stored in blocks, similar to cells in a spreadsheet, that are consecutively linked or chained together. The resulting digital ledger is then replicated to all authorized computers, called nodes, on the blockchain's network.

Built on 1980s P2P distributed and decentralized network technologies, blockchain originally was intended to be an autonomous network of computers that could eliminate the need for any human central authorities or intermediaries.

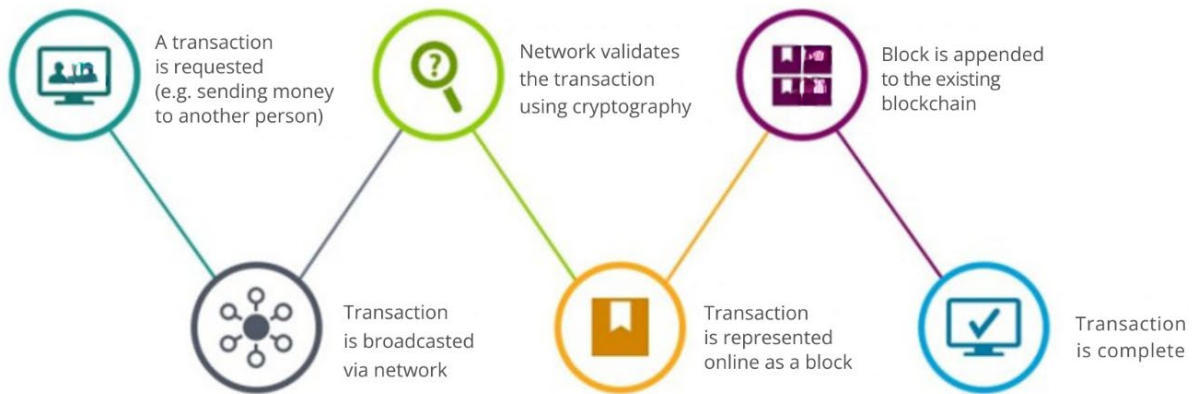
Decisions on how the blockchain network was to be funded and operated were first delegated to a decentralized autonomous organization (DAO) which then created an independent network of computers and software, e.g., smart contracts, that operated without human intervention. Most blockchains today are highly centralized systems that utilize a network of computers and software and store limited, selected information.

[Uniform Electronic Transactions Act](#) (UETA) is the foundational law that supports electronic transactions, including those on the blockchain.

The 2022 amendments to the [Uniform Commercial Code](#) address emerging technologies, providing updated rules for commercial transactions involving virtual currencies, distributed ledger technologies (including blockchain), artificial intelligence, and other technological developments. The amendments span almost every article of the UCC and add a new Article 12 addressing the transfer of property rights in digital assets.

Blockchain terminology and definitions can be found in [Appendix A](#).

Blockchain Technology - How It Works



Blockchain and the Public Land Registry – The Key Issues

Essentially, blockchain is a database, which is used to store limited but very important information required for various business processes. What differentiates it from other databases is that the information, once saved, cannot be edited. Changes or corrections must be appended. For some uses, this feature may provide more security and certainty that the information is accurate and unchanged. Generally, this security is accomplished through a combination of encryption and storage on a network of computers, also known as “nodes,” rather than on one central computer. Both blockchain and traditional database systems share some weaknesses, such as receiving and storing incorrect information.

The technical description of blockchain is more complicated, and more information about the mechanics of blockchain can be gleaned from the glossary and the pros and cons information prepared by the Blockchain Basics sub-group (see [insert reference])¹. All technology consumers should thoroughly evaluate a blockchain platform and review the costs and benefits as they would any technology. Public officials should evaluate blockchain in the context of current property and public recordkeeping laws. Immutable does not equal infallible.

Blockchain – Is It Important?

Yes, it deserves attention. Some futurists have identified blockchain ([Web3](#)) and artificial intelligence – AI as transformative technologies that will have a large impact on the global economy, affecting how business is transacted. Entrepreneurs, corporations, and governments are investing significant resources in this technology. Some of the investments can be characterized as speculative, but some are focused on solving specific problems to improve business processes, enhance the customer experience, and generally reduce costs and increase profitability.

Blockchain – What Is Important?

The specific elements of blockchain which merit attention may depend on the role of the individual or organization who will be asked to use them. Blockchain will be promoted to all consumers as a safety or security feature for products and services. Perhaps the best approach to answering the question of importance is simply to try to be a smart consumer. What benefits does it provide? Is it needed? What are the alternatives? How do the costs weigh against the expected benefits? How much information can actually be stored? What are the options for data conversion? For some business purposes the use of blockchain can be a very important solution, but it may be unnecessary or provide little return on investment for other purposes.

Speaking The Same Language?

Apart from the technical terms (see [insert reference]), champions of blockchain will often use terminology that sounds familiar, but the actual meaning is different from the common understanding. Astute consumers must be aware of these differences.

- **Public Blockchain** – Blockchains are not really public. Neither a public nor a private blockchain is “public” in the same sense that a record archived by a recorder is a record accessible to anyone. The product or service using blockchain may have an interface which provides access to certain information, but only to people who are parties to the transaction and who have been granted permission to access it. If you want access to information on the chain, you need to get permission from the private entity that created the proprietary blockchain. Blockchain advocates have said, “A public blockchain is one where anyone is free to join and participate in the core activities of the blockchain network.” [See [Investopedia.com](#), for example.] What they are describing is different from being able to look up a document in a trusted county land registry or a land records website.
- **Transparency** – In the context of a blockchain application, “transparency” means that a node in a blockchain is visible to authorized parties or systems. Not every node in a blockchain can access all information in the blockchain, and it is not transparent to the public in the same way a public record or an action by a public body is. When blockchain advocates claim that the system is “public” or “transparent” – it usually involves only the parties to a transaction and the developer of the blockchain network.

- Immutability, Trust, and Truth – Champions of blockchain use these terms to highlight that information on the blockchain cannot be changed but can be appended. This feature provides the parties to a transaction confidence that the information is as entered and has not been deleted or changed. This is especially beneficial when the parties to a transaction have low trust in each other. This does not mean that traditional databases are untrustworthy. The public land registry is generally considered to be a trustworthy data source, and there is value in having a central, trusted authority.
- Decentralization - The distribution of functions, control, and information instead of centralizing them in a single entity. The term is used in numerous sectors and industries, from information technology to retail and government. It also denotes a system that has multiple paths for information to flow.

Decentralized blockchains are immutable, which means that the data entered is irreversible. In a decentralized blockchain network, no one has to know or trust anyone else. Each node in the network has a copy of the exact same data in the form of a distributed ledger. If a node's ledger is altered or corrupted in any way, it will be rejected by the majority of the nodes in the network.

It should be noted that blockchains can be and often are structured as highly centralized systems that utilize a private network of computers and software and store limited, selected information. Private systems may not actually be physically decentralized. Further, prospective consumers should not assume that a public blockchain is sufficiently secure or that centralized data systems are inherently less secure or trustworthy. Public land registries, public geographic information systems and many other data sources can provide substantial trust and practical benefits without the encumbrances required for blockchain. When properly secured, backed up and well-managed, systems not based on blockchain, such as the public land registry are very trustworthy.

How Much Data Is “On Chain”?

A review of current uses of blockchain technology suggests that organizations are not using blockchain to operate entire applications or business processes. Usage instead is focused on segments of a business process, those that are deemed to justify the need for immutability, and a high degree of trustworthiness. Because implementing a blockchain is not a trivial or inexpensive investment, the information saved on a blockchain is likely to be related to the most important elements of a business process. For example, storing images may not be a practical use of blockchain technology because of the storage and energy cost of operation. However, a hash of a document image could be considered a more practical use. A hash is a unique numerical value generated by a cryptographic algorithm, which is a long string of letters and numbers created by a mathematical operation that is easy to perform, but difficult to reverse.

Bypassing Intermediaries

A heralded benefit of systems which incorporate blockchain technology is that it can create efficiencies, reduce costs, and increase profits. This is accomplished by eliminating human or organizational intermediaries that may be costly and time-consuming. It is asserted that if a fact is on the blockchain, these intermediaries who have the function of creating, validating, underwriting, evaluating, storing, or verifying the information would no longer be needed because the data is said to be immutable. Some assert that the elimination of intermediaries is the future of real property conveyance. However, the review of current uses indicates that the legal structures and other checks and balances that have been established, particularly in the United States, have been created for an important purpose and may not be easily bypassed.

What Is a Token?

In the context of blockchain a “token” is a representation of a digital asset that allows information and value to be created, transferred, stored, and verified, including the tokenization of real estate. In theory, if someone owns and controls the token representing a property, they own the property. The token is created and secured by storing it on a blockchain. In some cases, investors can purchase tokens representing fractional ownership in a company that has a stake in the property. Some tokenization models are associated with the economic activity for a property, not the ownership of the property itself. Put simply, a token is a form of ownership, a medium of exchange that is accepted by people as payment for goods and services. If two people agree on a token and its value, it is real. The question is whether other parties accept a token as sensible or legal. The use of a token does not necessarily mean that the steps legally required for a real estate transaction, steps designed to protect the interests of both the buyer and seller, can be bypassed.

Parallel Systems

The review of current uses suggests that emerging blockchain applications, when intersecting with the public land registry, are operating parallel processes. When property is being exchanged or leveraged in the form of a mortgage or Home Equity Line of Credit (HELOC), for example, companies are capturing efficiencies with blockchain where they can, while still conforming to traditional requirements like recording documents for conveyance or loans. With or without blockchain, there is precedent for the private sector to leverage information created by the land registry by setting up independent systems to better fulfill their business purposes. This is what traditional title plants, and what businesses like ICE (MERS), CoreLogic, DART, and others do. This will continue and as technology evolves external entities will use blockchain when it makes business sense to do so. It is natural for markets to seek greater efficiency, reduced costs, and increased profitability where they can.

There are steps in the process of exchanging real property that could potentially be streamlined, and blockchain technology may play a role. There are various organizations

setting up systems to enhance efficiencies, as shown by the research conducted by the PRIA Blockchain work groups. Certain private sector projects appear to be having some success, while other private and public projects have not remained viable. What may emerge is a network of platforms that leverage blockchain technology to bring some efficiency to real property transactions. This is why the Mortgage Industry Standards Maintenance Organization (MISMO) is exploring interoperability standards. It is not clear if a network of systems will thrive or whether the result will be characterized by merger, acquisition, and consolidation.

The public land registry is one of many intermediaries in the real estate transaction chain, but not currently a primary target for blockchain. Blockchain champions have clearly suggested that, at some point, there should be and will be alternatives to the systems in place today including the public land registries.

Integrating Blockchain with Traditional Systems

The economic benefit of having a public land registry has been well documented. Property ownership is the foundation for building wealth. Having a public custodian and a legal record of ownership which is openly available to the public and which records every transaction of that ownership is a proven system that should not be replaced without due consideration. The public land registry and related public systems and services are the trusted, central source of truth for property ownership. The creation of parallel systems to create more efficiencies in the marketplace will continue to occur, but the consequences of creating multiple systems of private, blockchain-based land registries, with limited, truly public, access to information are unknown.

Experts in blockchain shared with the work groups that setting up a blockchain for a public land registry in a single recording jurisdiction would not work without the critical mass of multiple nodes from multiple jurisdictions, and the public pilot projects attempted thus far failed to show benefits.

There may be some potential bridges to the future to provide the desired benefits without requiring the abandonment of the public land registry, such as:

- Modernizing the methods for exchanging information with the public land registry by establishing an Application Programming Interface (API) used by multiple recording jurisdictions in a region or state (following a generally accepted set of data standards). Private (or other public) systems would use the API to access information about the conveyance of properties.
- Creating cross references between conveyance documents within the existing public land registry systems. While not a true “blockchain,” such references would allow the industry to follow the chain of title more easily through openly accessible public records.

- Exploring the creation of a multi-jurisdictional system within a state to create a conveyance/title only blockchain repository, accessible to authorized professionals in the real estate industry, for example, real estate professional including underwriters, lenders, title professionals, and real estate attorneys.

Blockchain, Cryptocurrency and Fraud

Champions of the use of blockchain in the real estate industry express some quiet frustration about how fraud and corruption in the world of crypto reflects on perceptions of the trustworthiness of blockchain. There is understanding and acceptance that crypto and blockchain are related but not the same. That said, the fact that the crypto world has come under legal scrutiny, is cause to question claims for immutability, truth, and trustworthiness.

Those using blockchain in the financial sector claim that using blockchain provides sufficient trust, therefore, avoiding the need for capital requirements. Consumer should be aware of the associated risks.

Blockchain Uses

For many, the subject of blockchain and distributed ledger technology can be daunting. Having a general understanding of what blockchain is and how it works, explained in the Blockchain Digest, is an important place to start. The formal working group wanted to go further and dig deeper by talking to blockchain practitioners and entrepreneurs, learning more and putting things into context. Two of the sub-groups formed were asked to focus on the efforts to apply blockchain to real-use cases and applications in both the public and private sectors. These sub-groups dedicated many meetings, conversations, and research to share with PRIA members. To the extent possible, those sessions were documented. The ideas, and in some cases the conclusions, presented in the section about Key Issues are largely derived from this work. What follows is a synopsis of these efforts along with citations which readers can reference for their own analysis.

Public Uses

The counties interviewed for this paper that are using a blockchain application for providing vital records included Sutter, CA; Utah, UT; Washoe, NV; and Riverside, CA; which was in the process of developing a system.

In 2018, the California legislature created a task force to study blockchain and one area identified for a potential use case was vital records. The project came to a head in 2021 during COVID as a way to provide citizens with needed documents without going to a physical office. [California Senate Bill 786](#) was passed in September 2022, allowing the state to issue certified copies of vital records electronically.

These counties opted to use blockchain technology for vital records as a preferred way to better serve the public through a more expedient method of issuing certified copies of records, e.g., marriage, birth, and death certificates. Although there is a cost to provide a certified copy with an authenticating seal, the blockchain solution eliminates the staff time involved in producing the paper certificate, along with the cost of mailing. Once the electronic record is produced it can be used indefinitely, eliminating the need for multiple paper copies of the same document for use with different agencies.

Documents and images are not typically stored on the blockchain. The blockchain stores a hash value that validates the legal document that is archived in a separate system in the recorder's repository.

Counties using a blockchain application for certified vital records indicated they would use the same technology for similar applications. As of the publication date of this paper, all were still using the application.

Since electronic vital records are still relatively new, the acceptance rate by the public was generally slow to gain traction but over time has become more widely embraced. One California county is looking to expand vital certificate issuance via blockchain to include non-certified certificates to expand those eligible to purchase. One use for non-certified certificates would include genealogy research. Anecdotally, acceptance varies by state and is more robust outside the United States.

There is concern about the sustainability of public blockchain platforms. Escrow agreements can protect the county's data should the platform provider they use go out of business.

Two counties (South Burlington, VT, and Carbon, WY) engaged in a pilot project to put land records on the blockchain, did not continue to use the blockchain when the project concluded. In addition, a project in Wise Co., VA, also stalled once initial funding from grants was exhausted.

The general objective was to make the land records information available on the blockchain to parallel the public land registry.

South Burlington highlighted several issues. There is no enabling legislation in the state that would allow a token to represent or replace the current proof of property ownership. The very nature of using a public blockchain may cause custodial, usability, accountability and authenticity problems which would not be compliant with state laws for public recordkeeping and the public land registry. The storage limitations of blockchain technology may create fractured systems where already verified information is stored on the blockchain, but images are still housed in the recorder's office. The blockchain may not offer any improvements to the current land registry.

Several additional issues were identified:

- The lack of data conversion options to convert historical information to a blockchain may be time-consuming and costly, and there is no option to easily convert information from one blockchain to another blockchain or database.
- Blockchain was not the only technology that could be used for any of the systems in these use cases. After studying the history of blockchain systems and tokenized digital assets, consideration of the risks, potential fraud, theft of digitized assets, and dealing with lost passwords should be undertaken before replacing the recorder with an individually owned token.

- Blockchain technology for public recordkeeping, as well as the public land registry may not provide any additional trust nor prevent errors or fraud.

One of the least expensive costs in the property conveyance ecosystem is the recording fee. eRecording allows the recorder to record a document in only a few minutes. Most of the software functionality that runs traditional land registry systems cannot be effectively stored on the blockchain.

Based on research and discussion with recorders in jurisdictions using blockchain technology, the following observations have been made:

Based on research and discussion with recorders in jurisdictions with a blockchain solution, the following observation have been made:

- **Recording Land Records**
 - No current legal authority to replace a deed with a token (a representation of a digital asset on a proprietary blockchain).
 - Lack of established law to show the token as a proof of ownership, including taxation, finance, zoning, permitting, easements, liens, mortgages, environmental protection, consumer protection, public safety and tort law.
 - Tokenization creates additional security risks for protecting the proof of ownership.
 - Replaces the public trustee with the individual citizen as custodian of their property. A lost password results in a total loss of property.
 - No data conversion for historical data, as well as storage limitations creates fractured systems.
- **Public Recordkeeping**
 - Additional trust – Erroneous or fraudulent information can still be entered and stored on the blockchain.
 - Reliability – On a public blockchain there is no one party responsible for the operation and continuity of the network.
 - Authenticity - Trust is placed in a smart contract vs a human trustee.
 - Accountability - Records are with many private parties vs. the recorder. 
- **Technology Considerations**
 - Processing times can be significant.
 - Cost to operate a public blockchain.
 - Limited storage system.

From: [Phil Dunshee](#)
To: ["lkent@wapellocounty.org"](#); ["Denise Baker"](#); ["Lindsay Laufersweiler"](#); ["Melissa Bahnsen"](#); ["Julie Haggerty"](#); ["Jolynn Goodchild "](#); ["Jamie Stargell"](#); ["NATALIE STEFFENER"](#); ["Eric Sloan"](#); ["Erickson, David"](#); ["Dillon Malone"](#)
Cc: ["Nancy Booten"](#); [Lisa Long](#); [Census Lo-Liyong](#); [Kristen Delaney-Cole](#); [Samantha McMahon](#)
Subject: Block Chain
Date: Friday, May 17, 2024 4:09:00 PM
Attachments: [Abstract of Recording Modernization Initiatives021524.pdf](#)
[image001.png](#)
[image002.png](#)
[image004.png](#)

All,

A question came up at the end of the ESS meeting yesterday about blockchain. I'm sure we've spoken about this before, as we have reported on the PRIA blockchain work group to the ESS Coordinating Committee. See the May 2023, August 2023, and November 2023 (Forward Looking Topics) ESS meeting packets.

The Abstract of ICRA-ESS Modernization Concepts which included a section titled "Create an ILR Blockchain" was first introduced for discussion at the January 23, 2024, Standards Subcommittee meeting, and then was published for the ESS Coordinating Committee at your February 15, 2024, meeting. An updated Abstract document was also shared with many ESS leaders on March 14 via email.

As you know the stakeholders survey has closed and we are preparing a report that we hope will be complete sometime next week. There was one question in the survey about blockchain and it is reproduced below. The concept of setting up an ILR blockchain system did not receive a high rating, and as I stated in the meeting it was not getting enough traction to justify action. That's where things stand.

Q20

Iowa law now allows the use of distributed ledger technology, sometimes referred to as blockchain, for business transactions. Further updates to Iowa's UCC statutes are being made to facilitate the use of digital assets. With these changes it would be possible for Iowa Land Records to set up a distributed ledger network to securely store property ownership information throughout the state. I think the concept of setting up an Iowa Land Records distributed ledger property information system would be...

Answered: 482 Skipped: 62



I do hope you think that you have been adequately informed of our work on the topic of blockchain. It is a daunting subject. The world is changing out there. What should be done?



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Indexing Data Points (# 1, 2/21/2024)

www.pria.us

DATE Disclaimer: This is a proposed-for-adoption draft.

There are still known deficiencies in format which PRIA's Style Committee will clean up following final approval.)

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PROPERTY RECORDS INDUSTRY ASSOCIATION

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February 2024

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Executive Summary

This paper examines the role of indexing in managing and accessing public records efficiently going beyond the standard grantor/grantee, e.g., document type, document number, book and page, file date, legal description, and related documents. As the need for available data evolves, effective indexing methods are indispensable for organizing information, enabling easy retrieval, and enhancing accessibility.

The benefits and hurdles of indexing are addressed based on data points gathered during the recording process. Decisions on indexing specific data points will vary based on the needs of each recording jurisdiction.

Standardizing indexing practices facilitates interoperability across other government databases and platforms; not every data point will be applicable to all jurisdictions and states.

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Indexing Data Points – Parcel Identification Number (PIN)

Benefits	Hurdles
Offers alternate way for the public to search land records.	Requires relevant county offices' data to be shared if it isn't already integrated.
Adds value and offers innovative services to stakeholders, e.g., new ways to search for, locate and purchase documents.	Adds data entry redundancy if PIN was not previously entered into the Land Records Management Systems (LRMS).
Improves data quality in linked systems through multiple validation sources, e.g., assessor's office, GIS, title industry.	Presents a likelihood of errors when PINs are added by multiple offices in separate land records management system, versus a linked system.
Combines and shares data in an enterprise-wide environment where the data connects jurisdictional offices.	Presents a likelihood that when integration is not available, each jurisdictional office uses its own data sets in a siloed system.
Modernizes engagement with the public resulting in reduced foot traffic and fewer phone calls.	Leads to incorrect or incomplete data if PINs are reused for both an historic parcel and a new parcel.

Indexing Data Points – Notary Information

Benefits	Hurdles
Assists law enforcement with fraud cases by identifying the notary on the document.	Returns large amounts of search results which the LRMS may have difficulty handling.
Assists authorities in identifying notary impersonators.	Presents opportunity for human error.
Identifies notaries whose commissions have expired.	Enables a notary registered with a property recording alert system to receive notifications for each document they notarize, which could lead to a significant influx of notifications.
Provides a deterrent to notary impersonators if this information is searchable.	
Allows a notary enrolled in a property recording alert system, to receive a notification for every document they notarize.	

Indexing Data Points – Secondary Water Rights Number

Benefits

Makes it easier to locate the water rights that have been severed from the land.

Hurdles

Requires special addendum to the document or the state won't recognize the change in the water rights title.

Indexing Data Points – Non-land Property

Benefits

Traces ownership of a structure on real property.

Hurdles

Requires consistent indexing to conduct a search on the structure.

Indexing Data Points – Court Information

Benefits

Provides potential references to case information, e.g. case or cause number, found in court systems.

Hurdles

Hinders the removal of documents which have previously been purchased in bulk, after the document has been expunged in the courts.

Allows searching for judgments that may affect title.

Takes up additional space on the server.

Eliminates the need to pull court files to provide copies.

Requires the LRMS to create a separate index and numbering system for court documents.

Indexing Data Points – Address

Benefits

Makes it easier for the public to find their own property because people know their address.

Hurdles

Hinders locating addresses changed by government updates.

Provides information for emergency (911) access or other government services.

Requires a consistent indexing protocol so address is searchable, e.g., Ave. vs. Avenue (USPS).

Relies on the address appearing on the deed.

Requires rural property to have a street address.

	Makes it easier for fraudsters to locate property.
	Requires oversight to ensure duplicate addresses do not occur.
	Requires address match with other government systems.
	Harms protected populations.

Indexing Data Points – Life Estate

Benefits

Hurdles

Makes it easier for a searcher to find a life estate.	None identified.
Assists the taxing authority in maintaining accurate tax rolls.	

Indexing Data Points – Consideration (cost)

Benefits

Hurdles

Helps determine sales ratios for taxing authorities.	Lacks accurate sales cost.
Helps appraisers collect aggregate data on real estate.	Limits legislative consideration availability.

Indexing Data Points – Document Execution Date

Benefits

Hurdles

Allows assessing correct property tax charges for the purchaser.	Presents challenges interpreting document execution date.
Links a mortgage discharge to an original mortgage.	

Indexing Data Points – Return To

Benefits

Hurdles

Determines to whom the document was returned if customer doesn't receive.	None identified.
Justifies address to which documents were returned for reference).	

Conclusion

Robust indexing practices optimize public records management, foster transparency, and empower stakeholders with timely, accurate, and accessible information critical for decision-making across governmental, legal, and public service domains.

Indexing additional data points provides a tool for searching key information beyond grantor-grantee. Some data points are statutorily required while others are based on jurisdictional practices. Additional indexing may increase staff time, depending on current jurisdictional practices. Not all Recording jurisdictions should evaluate their current and future needs to determine which data points will provide value to their stakeholders.

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