

1 AN ACT in relation to local government.

2 Be it enacted by the People of the State of Illinois,  
3 represented in the General Assembly:

4 Section 5. The Counties Code is amended by changing  
5 Section 3-5018 as follows:

6 (55 ILCS 5/3-5018) (from Ch. 34, par. 3-5018)

7 Sec. 3-5018. Fees. The recorder elected as provided for  
8 in this Division shall receive such fees as are or may be  
9 provided for him by law, in case of provision therefor:  
10 otherwise he shall receive the same fees as are or may be  
11 provided in this Section, except when increased by county  
12 ordinance pursuant to the provisions of this Section, to be  
13 paid to the county clerk for his services in the office of  
14 recorder for like services.

15 For recording deeds or other instruments \$12 for the  
16 first 4 pages thereof, plus \$1 for each additional page  
17 thereof, plus \$1 for each additional document number therein  
18 noted. The aggregate minimum fee for recording any one  
19 instrument shall not be less than \$12.

20 For recording deeds or other instruments wherein the  
21 premises affected thereby are referred to by document number  
22 and not by legal description a fee of \$1 in addition to that  
23 hereinabove referred to for each document number therein  
24 noted.

25 For recording assignments of mortgages, leases or liens  
26 \$12 for the first 4 pages thereof, plus \$1 for each  
27 additional page thereof. However, except for leases and  
28 liens pertaining to oil, gas and other minerals, whenever a  
29 mortgage, lease or lien assignment assigns more than one  
30 mortgage, lease or lien document, a \$7 fee shall be charged  
31 for the recording of each such mortgage, lease or lien

1 document after the first one.

2 For recording maps or plats of additions or subdivisions  
3 approved by the county or municipality (including the  
4 spreading of the same of record in map case or other proper  
5 books) or plats of condominiums \$50 for the first page, plus  
6 \$1 for each additional page thereof except that in the case  
7 of recording a single page, legal size 8 1/2 x 14, plat of  
8 survey in which there are no more than two lots or parcels of  
9 land, the fee shall be \$12. In each county where such maps or  
10 plats are to be recorded, the recorder may require the same  
11 to be accompanied by such number of exact, true and legible  
12 copies thereof as the recorder deems necessary for the  
13 efficient conduct and operation of his office.

14 For certified copies of records the same fees as for  
15 recording, but in no case shall the fee for a certified copy  
16 of a map or plat of an addition, subdivision or otherwise  
17 exceed \$10.

18 Each certificate of such recorder of the recording of the  
19 deed or other writing and of the date of recording the same  
20 signed by such recorder, shall be sufficient evidence of the  
21 recording thereof, and such certificate including the  
22 indexing of record, shall be furnished upon the payment of  
23 the fee for recording the instrument, and no additional fee  
24 shall be allowed for the certificate or indexing.

25 The recorder shall charge an additional fee, in an amount  
26 equal to the fee otherwise provided by law, for recording a  
27 document (other than a document filed under the Plat Act or  
28 the Uniform Commercial Code) that does not conform to the  
29 following standards:

30 (1) The document shall consist of one or more  
31 individual sheets measuring 8.5 inches by 11 inches, not  
32 permanently bound and not a continuous form. Graphic  
33 displays accompanying a document to be recorded that  
34 measure up to 11 inches by 17 inches shall be recorded

1 without charging an additional fee.

2 (2) The document shall be legibly printed in black  
3 ink, by hand, type, or computer. Signatures and dates  
4 may be in contrasting colors if they will reproduce  
5 clearly.

6 (3) The document shall be on white paper of not  
7 less than 20-pound weight and shall have a clean margin  
8 of at least one-half inch on the top, the bottom, and  
9 each side. Margins may be used for non-essential  
10 notations that will not affect the validity of the  
11 document, including but not limited to form numbers, page  
12 numbers, and customer notations.

13 (4) The first page of the document shall contain a  
14 blank space, measuring at least 3 inches by 5 inches,  
15 from the upper right corner.

16 (5) The document shall not have any attachment  
17 stapled or otherwise affixed to any page.

18 A document that does not conform to these standards shall not  
19 be recorded except upon payment of the additional fee  
20 required under this paragraph. This paragraph, as amended by  
21 this amendatory Act of 1995, applies only to documents dated  
22 after the effective date of this amendatory Act of 1995.

23 The county board of any county may provide for an  
24 additional charge of \$3 for filing every instrument, paper,  
25 or notice for record, (1) in order to defray the cost of  
26 converting the county recorder's document storage system to  
27 computers or micrographics and (2) in order to defray the  
28 cost of providing access to records through the global  
29 information system known as the Internet.

30 A special fund shall be set up by the treasurer of the  
31 county and such funds collected pursuant to Public Act  
32 83-1321 shall be used (1) solely for a document storage  
33 system to provide the equipment, materials and necessary  
34 expenses incurred to help defray the costs of implementing

1 and maintaining such a document records system and (2) for a  
2 system to provide electronic access to those records.

3 The county board of any county that provides and  
4 maintains a countywide map through a Geographic Information  
5 System (GIS) may provide for an additional charge of \$3 for  
6 filing every instrument, paper, or notice for record (1) in  
7 order to defray the cost of implementing or maintaining the  
8 county's Geographic Information System and (2) in order to  
9 defray the cost of providing electronic access to the  
10 county's Geographic Information System records. Of that  
11 amount, \$2 must be deposited into a special fund set up by  
12 the treasurer of the county, and any moneys collected  
13 pursuant to this amendatory Act of the 91st General Assembly  
14 and deposited into that fund must be used solely for the  
15 equipment, materials, and necessary expenses incurred in  
16 implementing and maintaining a Geographic Information System  
17 and in order to defray the cost of providing electronic  
18 access to the county's Geographic Information System records.  
19 The remaining \$1 must be deposited into the recorder's  
20 special funds created under Section 3-5005.4. The recorder  
21 may, in his or her discretion, use moneys in the funds  
22 created under Section 3-5005.4 to defray the cost of  
23 implementing or maintaining the county's Geographic  
24 Information System and to defray the cost of providing  
25 electronic access to the county's Geographic Information  
26 System records.

27 The foregoing fees allowed by this Section are the  
28 maximum fees that may be collected from any officer, agency,  
29 department or other instrumentality of the State. The county  
30 board may, however, by ordinance, increase the fees allowed  
31 by this Section and collect such increased fees from all  
32 persons and entities other than officers, agencies,  
33 departments and other instrumentalities of the State if the  
34 increase is justified by an acceptable cost study showing

1 that the fees allowed by this Section are not sufficient to  
2 cover the cost of providing the service. Regardless of any  
3 other provision in this Section, the maximum fee that may be  
4 collected from the Department of Revenue for filing or  
5 indexing a lien, certificate of lien release or  
6 subordination, or any other type of notice or other  
7 documentation affecting or concerning a lien is \$5.  
8 Regardless of any other provision in this Section, the  
9 maximum fee that may be collected from the Department of  
10 Revenue for indexing each additional name in excess of one  
11 for any lien, certificate of lien release or subordination,  
12 or any other type of notice or other documentation affecting  
13 or concerning a lien is \$1.

14 A statement of the costs of providing each service,  
15 program and activity shall be prepared by the county board.  
16 All supporting documents shall be public record and subject  
17 to public examination and audit. All direct and indirect  
18 costs, as defined in the United States Office of Management  
19 and Budget Circular A-87, may be included in the  
20 determination of the costs of each service, program and  
21 activity.

22 (Source: P.A. 91-791, eff. 6-9-00; 91-886, eff. 1-1-01;  
23 91-893, eff. 7-1-01; 92-16, eff. 6-28-01; 92-492, eff.  
24 1-1-02.)

25 Section 99. Effective date. This Act takes effect upon  
26 becoming law.