

RIGL 34-13-7 allows for the following recording fees for real estate, 10% of which shall be utilized for the purpose of document preservation and technological upgrades. RIGL 42-8-1-20(b) allows for \$4.00 in fees for the Historical Records Trust to be added to these fees. The amounts below represent the total combined fees.

Deeds – warranty, quitclaim, executor, administrator, trustee conservator, receiver, commissioner, foreclosure under power of sale with affidavit or Lis Pendens (see also RIGL 34-28-12).....	84.00*
*Bail Bondsmen <u>only</u> are entitled to recording fee of \$14.00 for Lis Pendens and Discharge of Lis Pendens under RIGL 34-13-7(d).	
Mortgage or Lease.....	64.00
Acknowledgement of Discharge of Lien (see also RIGL 44-30-71.3(g)), Assignment, General Assignment, Partial Release, Discharge of Attachment, Discharge of Execution, Discharge of Mortgage, Bill of Sale, Maps (see also RIGL 45-23-27, 64 & 65 as pertains to signature from Town Planner) or Power of Attorney.....	49.00
Federal Tax Lien or Federal Tax Lien Discharge.....	11.25
OTHERS.....	49.00

Add \$1.00/page for documents over one page under RIGL 34-13-7(b).

The following RI General Laws allow for the fees below. These documents are not subject to the Historical Records Trust fee (RIGL 42-8-1-20(b)) or the additional page fee and/or the preservation fee allowed in RIGL 34-13-7(b) and/or (c).

RI General Law Section 6-1-2:

Trade Name..... 10.00

RIGL Section 6A-9-525:

UCCs – All for 1 or 2 pages..... 16.00
and for 3 or more pages..... 32.00

RIGL Section 15-21-4 (allows for the free recording of intent of lien, waiver or release of lien recorded by):

Rhode Island Department of Human Services Office of Child Support Services..... 0.00

RIGL Section 28-40-14:

Notice of Tax Lien (RI Department of Labor and Training).... 4.00

RIGL Section 34-13-8:

Writ of Attachment or Execution for Real Estate..... 10.00

Writ of Attachment or Execution for Mobil/Manufactured Home..... 2.00

Account under Mechanic’s Lien..... 10.00

RIGL Section 34-28-5:

Notice of Intention..... 8.00

RIGL Section 42-55-24 (allows for the free recording and transfer tax on instruments recorded by or on behalf of):

Rhode Island Housing and Mortgage Finance Corporation..... 0.00

RIGL Section 44-7-11(b):

Tax Certificate..... 8.00

RIGL Section 44-19-21(c) (Taxes as debt to state – Lien on real estate):

Notice of Lien or Discharge of Lien (paid out of any money appropriated for expenses of tax administration)..... 1.50

RIGL Section 44-23-12:

Discharge of Estate Tax Lien..... 0.00

RIGL 34-11-1.4 allows for the deed to contain or be endorsed upon the total dollar amount of the actual sale.

RIGL 44-25-1 (a) allows for the collection of the real estate conveyance tax and (b) allows for the instrument of conveyance to contain a statement if no consideration is actually paid for the lands, tenements or realty (ie. Consideration is such that no documentary stamps are required).

Land, tenements or other realty..... \$2.00 per \$500.00
Or \$4.00 per \$1000.00

RIGL 44-25-2 (b) allows that the tax does not apply to any deed, instrument, or writing wherein the United States, the state of Rhode Island or its political subdivisions are designated the grantor. (Note: RIGL 44-25-2 (b) includes the Secretary of Housing and Urban Development.) This is further defined by letter of Donald Englert, Chief Revenue Agent, Excise Tax Section, RI Division of Taxation dated July 2008 in order to clear up confusion as to whether or not the tax stamp is required on a deed when property is sold/transferred by a specific Federal or RI organization. This letter advises that when the property is sold or transferred by the following named corporations/associations, real estate conveyance tax is not required to be paid by either the exempt corporation/association or the buyer:

- | | |
|---|--|
| Board of Governors of the Federal Reserve System | The Federal Home Loan Mortgage Corp. (Freddie Mac) |
| Comptroller of the Currency | The Federal National Mortgage Association (Fannie Mae) |
| Federal Reserve Bank | The Government National Mortgage Association |
| Federal Home Loan Bank | The National Credit Union Administration Board |
| RI Housing and Mortgage Finance Corporation (RIMFC) | The Office of Thrift Supervision |
| The Farm Credit Administration | The Resolution Trust Corporation |
| The Farm Credit System Insurance Corporation | The RI Depositors Economic Protection Corporation |
| The Federal Deposit Insurance Corporation | The Small Business Administration |

RIGL 31-44-20 allows for the collection of the mobile home conveyance tax.

Mobile or manufactured home..... \$1.40 per \$500.00
Or \$2.80 per \$1000.00

Please note the following:

SEARCHS:

1. Searches may now be done from the Town's website, www.middlestownri.com, under "Town Departments" go to "Town Clerk" and click on "Search Property Records."

COPIES:

1. RIGL 34-13-9 allows recording officers to charge \$1.50/page for copies and \$3.00 for certification of the record of any instrument described in this chapter.
2. Grantor/Grantee indexes are \$.15/page and maps that can be copied are \$5.00/map; maps that cannot be copied may be traced by the title examiner.

RECORDING:

1. This Office will record only original or certified copies of documents as allowed under RIGL 34-13-2 and RIGL 34-13-6. (Please refer to RIGL 6A-9-516(b)(1) and 6A-9-102(69) with respect to UCCs.)
2. RIGL 34-13-1 allows for maps to be on archival mylar or linen and not to exceed 24"x36." Our sliders only accept 22"x33." Any map larger than this may be trimmed (margins permitting) or folded.
3. RIGL 34-11-1.2 allows that the name, residence and/or post office address of the grantee shall be recorded as part of the deed. In addition to this, the office would appreciate the notation of the TAP and lot number(s) and/or the street address(es) of the property(ies) being transferred on each deed.
4. RIGL 34-13-10 allows for the recorded document to be returned to the person recording or to an address previously indicated and for the forwarding of documents within one hundred eighty (180) days of recording.

PAYMENT and CONTACT INFORMATION:

1. Payment may be made by cash (only if in person, not by mail) or checks payable to "Town of Middletown." (Please specify the stamp amount and the recording fee amount if making out one check for both.) Credit/debit cards are not accepted.
2. Mailing address is: Office of the Town Clerk, Town of Middletown, Middletown Town Hall, 350 East Main Road, Middletown, RI 02842. Telephone number is: 401-847-0009. Fax number is: 401-845-0406.

MISCELLANEOUS:

1. A copy of the Town Ordinances (with supplements) is available for \$150.00.

Fees as of August 1, 2009 (per update Sept. 12, 2011)