



OFFICE OF RECORDER OF DEEDS

MICHAEL E. KOZIKOWSKI, SR.
RECORDER OF DEEDS

THOMAS G. FERRIER
CHIEF DEPUTY

Dear Primary Business Organizations,

I would like to take this opportunity to inform you about two pieces of legislation that have passed the Delaware Legislature. Both pieces of legislation when signed by Governor Carney will become Delaware Law. Please review the attachment that depicts the amended changes in the Delaware Code HB 279 (Amended Realty Transfer Tax) and SB 32 (Mortgagee Change notice address).

HB 279 establishes an increase of 1% to the portion of Realty Transfer Tax collected for the State of Delaware. The Realty Transfer Tax increase will go into effect on August 1st 2017 (1.5% to counties and municipalities and 2.5% to the state). Also, you can view the legislation by accessing the link available in the attachment.

Regarding SB 32, the New Castle County Recorder of Deeds (ROD) office will be posting online a document example for the mortgagee to utilize, complete and submit for recordation when the lending institution changes their notice address. Also, the ROD will amend the Filer MOU for electronic recording by adding the mortgagee change notice address document type to the list of documents that are acceptable for recording.

For future reference, I would like to provide you with the contact information of my two Office Administrators Ed Dale and Lisa Shellem for when you have questions or related business concerns. Ed Dale edale@nccde.org. 302-395-7739 and Lisa Shellem lsellem@nccde.org. 302-395-7792.

And of course, I am always available to address any requests you may have regarding the Recorder of Deeds office.

Your humble elected servant,

Michael E Kozikowski
Recorder of Deeds
New Castle County
8th. & French Streets
Wilmington, Delaware 19801
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Dear Primary Business Organizations,

On July 2, 2017, HB 279 (An Act to Amend Title 30 of the Delaware Code Relating to Realty Transfer Tax) was passed by the House of Representatives. This act increases by 1% the rate of realty transfer tax to be received by the State effective August 1, 2017 (1.5 % to counties & municipalities and 2.5% to the state).

The modifications to the Realty Transfer Tax made by this act shall not apply to the transfer of real estate pursuant to contracts for the sale of real estate entered into before August 1, 2017.

For a full synopsis of the bill, please visit:

<http://legis.delaware.gov/Search?searchTerm=hb279&assemblyId=149>

In addition, on July 1, 2017, the Delaware General Assembly passed SB 32 (An Act to Amend Title 25 of the Delaware Code Relating to Mortgages) to allow (require) mortgagees to file a change of address in the Recorder of Deeds offices. This act establishes a procedure by which a mortgagee that changes its notice address from the notice address as provided in any mortgage or assignment of mortgage must provide public notice of its new notice address.

For a full synopsis of the bill, please visit:

<http://legis.delaware.gov/Search?searchTerm=sb32&assemblyId=149>

If you have any questions related to the newly passed legislation, please contact me at (302) 395-7749 or at MKozikowski@nccde.org.

Your humble elected servant,

Michael E. Kozikowski

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