

January 10<sup>th</sup>, 2004

Comments to SB 98; Cadastral Mapping Bill

Montana Land Title Association **OPPOSES** this bill. Summary of comments:

1. Will add to the cost of the average homebuyer \$15-\$20 per transaction; especially a first time homebuyer.
2. Substantially more expense for commercial transactions.
3. The general public that is paying for this system is unlikely to use the data provided from it.
4. Limited public benefit, those that stand to benefit the most from system should pay for it. If system is adopted, user fee should be considered.
5. Unfairly penalizes those that record many pages, even though they may be the least able to afford.

Example: a "Cash" buyer will only record a Deed and record only 1 or 2 pages. Those that do not pay cash will have to pay the additional recording costs, plus the additional fee.

6. Amounts to a "tax" on real estate transactions.
7. Montana is already one of the most costly places to record documents on a per-page basis.
8. Putting such a system in place would utilize only limited information, while land records in their entirety must be analyzed in order to decipher their cumulative effect. Users would rely on system for accurate title information, when in fact errors in the chain of title would not be revealed.
9. M.C.A. 7-4-2637 (Effective July 1, 2005) Fees for recording standard documents. This provision will increase the costs of recording, compounding the cumulative effect of the cadastral project and its cost to the consumer.

Respectfully,



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President

Montana Land Title Association

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