



General Assembly

February Session, 2006

Raised Bill No.

406

LCO No. 2090



Referred to Committee on

Introduced by: **GOVERNMENT ADMINISTRATION & ELECTIONS**
(GAE)

AN ACT CONCERNING CERTAIN DUTIES OF THE TOWN CLERK.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 52-380d of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective July*
3 *1, 2006*):

4 (b) A release of a judgment lien on real property is sufficient if (1) it
5 specifies the names of the judgment creditor and judgment debtor, the
6 date of the lien, and the town and volume and page where the
7 judgment lien certificate is recorded, and (2) the signature of the
8 lienholder, attorney or personal representative is acknowledged and
9 witnessed in the same manner as a deed on real property. The town
10 clerk with whom the lien was recorded shall [note such release as by
11 law provided and shall] index the record of each such release under
12 the name of the judgment creditor and judgment debtor.

13 Sec. 2. Section 7-25 of the general statutes is repealed and the
14 following is substituted in lieu thereof (*Effective July 1, 2006*):

15 Each town clerk shall, within five days after receipt of an instrument

16 for record, enter the names of all the grantors in a grantor index and all
 17 the grantees in a grantee index, in alphabetical order, and cross-
 18 indexed as to the party first identified as grantor or grantee on the
 19 instrument, the nature of the instrument, the date of its receipt as
 20 endorsed upon the recorded instrument and thereafter, when available
 21 for entry, the book and page of such instrument or other suitable
 22 indication of its location approved by the Public Records
 23 Administrator. If such instrument is an assignment of mortgage,
 24 collateral assignment of mortgage, subordination of mortgage or other
 25 transfer of an interest in a mortgage, the mortgagor shall be deemed an
 26 additional grantor for purposes of this section. If such instrument is a
 27 grant or assignment of a mortgage to a party designated in the
 28 mortgage or assignment as the nominee for another, such nominee
 29 shall be deemed to be the grantee of such mortgage or assignment for
 30 purposes of this section. If such instrument affects real property, the
 31 index shall include a reference to the location of such property, if
 32 contained in such instrument. If such instrument is a release, reference
 33 to only one previous book and page shall be indexed. Such general
 34 index shall be a permanent public record.

35 Sec. 3. Subsection (c) of section 7-24 of the general statutes is
 36 repealed and the following is substituted in lieu thereof (*Effective July*
 37 *1, 2006*):

38 (c) The town clerk shall, on receipt of any instrument for record,
 39 write thereon the day, month, year and time of day when he received
 40 it, and the record shall bear the same date and time of day; but he shall
 41 not be required to receive any instrument for record unless the fee for
 42 recording it is paid to him in advance except instruments received
 43 from the state or any political subdivision thereof, and, when he has
 44 received it for record, he shall not deliver it up to the parties or either
 45 of them until it has been recorded. When any town clerk has, upon
 46 receiving any instrument for record, written thereon the time of day
 47 when he received it as well as the day and year of such receipt, and
 48 when any town clerk has noted with the record of any instrument the

49 time of day when he received the record, such entries of the time of
50 day shall have the same effect as other entries that are required by law
51 to be made. Each instrument for record shall have not less than a one
52 inch margin at the top and the bottom of each page.

53 Sec. 4. Section 7-29 of the general statutes is repealed. (Effective July
54 1, 2006)

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2006	52-380d(b)
Sec. 2	July 1, 2006	7-25
Sec. 3	July 1, 2006	7-24(c)
Sec. 4	July 1, 2006	Repealer section

Statement of Purpose:

To make certain changes to statutes that concern the recording duties of town clerks.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

RSB

STATE OF CONNECTICUT
SENATE 406

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REFERRED TO COMMITTEE ON

GOVERNMENT ADMINISTRATION & ELECTIONS

James P. Brundage