

1 AN ACT concerning fees.

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 other than
16 mortgages, trust deeds, deeds of trust, or other instruments
17 securing an indebtedness in the nature of a mortgage, \$12 for
18 the first 4 pages thereof, plus \$1 for each additional page
19 thereof, plus \$1 for each additional document number therein
20 noted. For recording mortgages, trust deeds, deeds of trust,
21 or other instruments securing an indebtedness in the nature
22 of a mortgage, \$40 for the first 2 pages, plus \$2 for each
23 additional page. For recording a full or final release or
24 satisfaction of a mortgage, trust deed, deed of trust, or
25 other instrument securing an indebtedness in the nature of a
26 mortgage or a certificate of release, there shall be no
27 additional charge if the document being released is recorded
28 after the effective date of this amendatory Act of the 93rd
29 General Assembly. Except for releases as provided in this
30 Section, the aggregate minimum fee for recording any one
31 instrument shall not be less than \$12.

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

6 For recording assignments of mortgages, leases or liens
7 \$12 for the first 4 pages thereof, plus \$1 for each
8 additional page thereof. However, except for leases and
9 liens pertaining to oil, gas and other minerals, whenever a
10 mortgage, lease or lien assignment assigns more than one
11 mortgage, lease or lien document, a \$7 fee shall be charged
12 for the recording of each such mortgage, lease or lien
13 document after the first one.

14 For recording maps or plats of additions or subdivisions
15 approved by the county or municipality (including the
16 spreading of the same of record in map case or other proper
17 books) or plats of condominiums \$50 for the first page, plus
18 \$1 for each additional page thereof except that in the case
19 of recording a single page, legal size 8 1/2 x 14, plat of
20 survey in which there are no more than two lots or parcels of
21 land, the fee shall be \$12. In each county where such maps or
22 plats are to be recorded, the recorder may require the same
23 to be accompanied by such number of exact, true and legible
24 copies thereof as the recorder deems necessary for the
25 efficient conduct and operation of his office.

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

30 Each certificate of such recorder of the recording of the
31 deed or other writing and of the date of recording the same
32 signed by such recorder, shall be sufficient evidence of the
33 recording thereof, and such certificate including the
34 indexing of record, shall be furnished upon the payment of

1 the fee for recording the instrument, and no additional fee
2 shall be allowed for the certificate or indexing.

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

8 (1) The document shall consist of one or more
9 individual sheets measuring 8.5 inches by 11 inches, not
10 permanently bound and not a continuous form. Graphic
11 displays accompanying a document to be recorded that
12 measure up to 11 inches by 17 inches shall be recorded
13 without charging an additional fee.

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

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

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

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

30 A document that does not conform to these standards shall not
31 be recorded except upon payment of the additional fee
32 required under this paragraph. This paragraph, as amended by
33 this amendatory Act of 1995, applies only to documents dated
34 after the effective date of this amendatory Act of 1995.

1 The county board of any county may provide for an
2 additional charge of \$3 for filing every instrument, paper,
3 or notice for record, in order to defray the cost of
4 converting the county recorder's document storage system to
5 computers or micrographics.

6 A special fund shall be set up by the treasurer of the
7 county and such funds collected pursuant to Public Act
8 83-1321 shall be used solely for a document storage system to
9 provide the equipment, materials and necessary expenses
10 incurred to help defray the costs of implementing and
11 maintaining such a document records system.

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

29 The foregoing fees allowed by this Section are the
30 maximum fees that may be collected from any officer, agency,
31 department or other instrumentality of the State. The county
32 board may, however, by ordinance, increase the fees allowed
33 by this Section and collect such increased fees from all
34 persons and entities other than officers, agencies,

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

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

24 (Source: P.A. 91-791, eff. 6-9-00; 91-886, eff. 1-1-01;
25 91-893, eff. 7-1-01; 92-16, eff. 6-28-01; 92-492, eff.
26 1-1-02.)

27 Section 99. Effective date. This Act takes effect upon
28 becoming law.