

BOARD OF COUNTY COMMISSIONERS

COUNTY OF BUCKS
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 79

UNIFORM PARCEL IDENTIFIER ORDINANCE

An Ordinance to establish a Uniform Parcel Identifier System by providing for Bucks County Board of Assessment to be the Depository of the County's Tax Maps, including additions, deletions and revisions of said maps, and by providing for the assignment by the Bucks County Board of Assessment of Uniform Parcel Identifiers for each parcel on the map in order to facilitate conveyancing and tax assessment and to establish a modern land record system.

IT IS HEREBY ORDAINED AND ENACTED, by the Board of Commissioners of Bucks County that, as provided by Acts One, Two, Three and Four of 1988 of the General Assembly of the Commonwealth of Pennsylvania, 23 P.S. Sections 331 et seq. and 16 P.S. Sections 9854.1 et seq., 21 P.S. Sections 10.1 et seq. and 16 P.S. Sections 9781.1 et seq., the following shall constitute the Bucks County Uniform Parcel Identifier Ordinance:

Section 1 - Short Title

This ordinance shall be known and may cited as the UNIFORM PARCEL IDENTIFIER ORDINANCE.

Section 2 - Definitions

The following words and phrases when used in this Ordinance shall have the meaning given to them in this Section unless the context clearly indicates otherwise:

"County tax map." A map describing real estate in Bucks County, maintained for tax assessment purposes as otherwise provided by law.

"Governing Body." The County Commissioners of Bucks County or successors thereto.

"Municipality." Borough, incorporated town, township of the first or second class or any similar general purpose unit of government as may hereafter be created by the General Assembly. The term shall include those general purpose units of government smaller than a county which exercise self-government under a home rule charter or optional plan.

"Uniform parcel identifier." A finite, punctuated sequence of numbers indicating the land parcel or other interest in real estate as shown on the recorded county tax map, which sequence may be the existing county tax parcel number.

(1) In the case of a "unit" within the meaning of the act of July 3, 1963 (P.L.196, No.117), known as the Unit Property Act, a designator for the number of the "unit" as indicated on the recorded "declaration plan" shall be included in the sequence of numbers forming the uniform parcel identifier for such "unit."

(2) In the case of a "unit" within the meaning of 68 Pa.C.S. Part II Subpart B (relating to condominiums), a designator for the number of the "unit" as indicated on the

recorded declaration shall be included in the sequence of numbers forming the uniform parcel identifier for such "unit."

(3) In the case of an interest in real estate less than fee simple, an additional designator may be included in the sequence of numbers forming the uniform parcel identifier for such interest in order to distinguish such interest from the fee simple parcel of which such interest is a part.

Section 3 - Permanency of county maps

The Bucks County Board of Commissioners hereby require the Bucks County Board of Assessment to implement the uniform parcel identifier system and the Bucks County Board of Assessment shall provide a permanent record of all county tax maps with the parcel identifier clearly visible.

Section 4 - Assigning uniform parcel identifiers

(a) Requirements of county tax maps.-The Bucks County Board of Commissioners hereby designate the Bucks County Board of Assessment as the permanent depository of all county tax maps. The Bucks County Board of Assessment shall assign to each parcel a uniform parcel identifier which shall correspond with the county tax maps.

(b) Assignment of uniform parcel identifier.-At the request of an owner subdividing or amalgamating or otherwise affecting for future transfer, mortgage, release or other purpose any parcel or parcels already designated on a county tax map, the Bucks County Board of Assessment, having custody of the county tax map, shall assign a uniform parcel identifier to each parcel included in the proposed transfer, mortgage, release or other purpose. If the conveyance in the proposed transfer represents a change of size and a description of the real estate, the owner shall provide the Bucks County Board of Assessment with a metes and bounds description based on a precise survey and a lot number with references to a recorded subdivision plan, which plan on its face shows metes and bounds prepared by a professional land surveyor as required by the act of May 23, 1945 (P.L. 913, No. 367), known as the Professional Engineers Registration Law. Any subdivision plan which was prepared prior to the effective date of this ordinance and which contains metes and bounds shall be acceptable for compliance with this provision. This assignment of uniform parcel identifiers shall take place within one day of the presentation of the request for such assignment when accompanied by the survey or and such subdivision plan. No metes and bounds description by survey or subdivision plan shall be required for any transfer, mortgage, release or other purpose involving a right-of-way, surface or subsurface easement, oil, gas or mineral lease or other interest, or any subsurface estate.

Section 5 - Recording procedures

(a) Generally.--The provisions of this section shall govern all recordings of county tax maps pursuant to this ordinance.

(b) Initial recording.--Immediately upon the adoption of this ordinance, or at such later time as might be provided, the Bucks County Board of Assessment, having custody of the county tax maps, shall provide for their permanency.

(c) Filing in stages by municipality.-The initial filing of county tax maps shall be accomplished by filing successively all the county tax maps relating to a municipality at one time. It is the intent of the initial filing that no county tax map for a municipality be placed on record until all county tax maps related to that particular municipality are so recorded.

(d) Additions, revisions and changes to county tax maps.

-Changes in municipal or county boundaries, resulting from annexation or otherwise, subdivisions, resubdivision and additions shall be indicated on the county tax maps otherwise provided by law, and such revisions or new county tax maps or that part thereof which is revised or new shall be filed within ten days of their revision or addition, or, in lieu thereof, the revised or new subdivision plan with the uniform parcel identifiers affixed shall be recorded.

(e) Filing certified copies of county tax maps.--A copy of any county tax map certified by the Bucks County Board of Assessment may be placed in the depository in lieu of the original map.

(f) Maintenance of tax maps.--County tax maps may be maintained in the permanent depository maintained by the Bucks County Board of Assessment in a microfilmed, bound or otherwise permanent form for reference as provided by this ordinance.

(g) All Subdivision plans presented for recording are required to be on mylar film, or other medium designated by the Recorder of Deeds in and for the County of Bucks. The Recorder of Deeds shall not accept any plans for recording unless said plans are legible, suitable for microfilming, and sized according to standard engineering survey practices.

Section 6 - Fees

Officials providing services in accordance with this ordinance shall receive the following fees:

(a) Bucks County Board of Assessment shall charge a fee to be fixed for each instrument to assign or identify Uniform Parcel Identifiers as provided in Section 6 of Act No. 1986-1.

The fee schedule will be set by the Bucks County Board of Commissioners by resolution and may be amended from time to time by resolution duly adopted by the Bucks County Board of Commissioners.

Section 7 -

In accordance with Act 1998-4, 16 P.S. Section 9781, the written recommendation of the Recorder of Deeds of Bucks County is attached hereto.

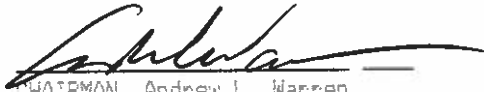
Section 8 - Effective date

This ordinance shall take effect as of January 1, 1990.

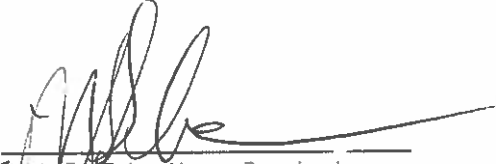
Ordained and enacted this **11** day of **October**, 1989

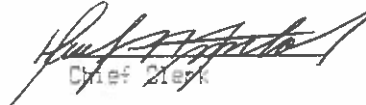
COUNTY OF BUCKS

[SEAL]


CHAIRMAN, Andrew L. Warren

ATTEST:


Mark S. Schweiker, Commissioner


Chief Clerk


Lucille M. Trench, Commissioner