

REGISTRY OF DEEDS-MINIMUM RECORDING FEES AND PLAN REGULATIONS

The following are the Uniform Registry of Deeds Fees and Plan Regulations applicable in all Districts. These fees include surcharges, as prescribed by Chapter 4, Acts of 2003. The new statute makes the fees for Recorded Land and Registered Land similar. Special or additional Registry District fees are listed below as supplied by the individual Registry of Deeds Office.

Note: Under Chapter 183, Sec. 6, the full name, residence and post office address of the grantee must be contained in or endorsed on every deed, and the full consideration thereof in dollars or the nature of other consideration therefor must be recited in every deed. Under Chapter 183, Sec. 6A, the address of the property affected, where applicable, must be set forth in all documents.

Fees for Recorded Land

**Chapter 262, § 38, as amended.
All fees payable in advance.**

Deed.....	\$ 125.00
Mortgage.....	175.00
Mortgage Discharge.....	75.00
Mortgage Foreclosure Deed and Affidavit.....	125.00
Municipal Lien.....	65.00
Declaration of Homestead.....	35.00
Declaration of Trust.....	225.00
Federal Tax Lien-Notice or Discharge.....	5.00
All other instruments.....	75.00
Copies, per page.....	1.00
from coin-operated photocopy machine, per page.....	.50
*Recording of Plans, per sheet (regardless of size) ..	75.00
*Plans must be on linen, with India ink or polyester film.	

Plan Regulations

Amendments under the General Laws, Chapter 36, Section 13A, approved by the Attorney General as amended January 12, 1988 are as follows:

1. Plan sizes shall be a minimum of eight and one-half inches by eleven inches (8½" x 11") and a maximum of twenty-four inches by thirty-six inches (24" x 36").

2. Plans being presented for recording shall be on linen or polyester film, single matte with a thickness of .003 mils, and must have an opacity so as to allow consistent diazo and microfilm reproduction.

3. All plans shall be prepared using a compatible ink with excellent cohesiveness which will produce a permanent bond and result in a plan with long term durability. All signatures must be in black india ink (or its equal).

4. Linen or polyester reproductions shall be accepted for recording provided they contain original signatures and comply with the other requirements for the recording of plans.

5. Each plan shall have three quarter inch (¾") borders.

6. The minimum letter size on plans presented for recording shall be one-eighth inch (1/8") if free-hand lettering is used and one-tenth inch (1/10") if lettering guides are used.

7. Each plan presented for recording shall include a graphic scale.

8. Each plan shall have an area reserved to receive planning board recitation or contain a surveyors certification as per Chapter 380, Acts of 1966 (G.L.c. 41, §81x).

9. Each plan shall have a three and one-half inch (3½") square reserved for Registry use.

10. Each plan must contain a certification clause signed by the preparer stating that he/she has conformed with the rules and regulations of the Registers of Deeds in preparing the plan.

Fees for Registered Land

Chapter 262, § 39, as amended.

Decree, Plan and Notice of Disposal.....	\$140.00
Deed or other instruments on which Certificate Issues.....	125.00
Mortgage.....	175.00
Mortgage Discharge.....	75.00
Foreclosure Deed, Affidavit etc., including Certificate, minimum.....	125.00
Order of Court for Issuance of New Certificate	125.00
Adverse Claim.....	75.00
Certificate of Change of Address.....	40.00
Lien, Municipal.....	65.00
Declaration of Homestead.....	35.00
Statement of change of address.....	40.00
All other instruments.....	75.00
Instrument under Commercial Code.....	45.00
Additional endorsements.....	50.00
Plan, per sheet.....	75.00

U.C.C. Instruments of Registered and Recorded Land

Financing Statement (Commercial Code).....	45.00
Continuation or amendment to Financing Statement.....	45.00
Assignment of Security Interest.....	45.00
Termination of Financing Statement.....	45.00
Release of Collateral.....	45.00
Sewer Assessments.....	75.00
+ \$5.00 each additional certificate	
Lien, Old Age Assistance.....	No Fee
Additional Debtors (more than 2), each.....	20.00
Taking—minimum.....	50.00
Duplicates, minimum.....	1.00
Photocopies, per page.....	.50

Special Fees

BARNSTABLE COUNTY

There is a separate County Stamp Tax in addition to State Stamp Tax. Total tax is \$5.70 per \$1,000. Also, all recorded land documents subject to \$.34 postage fee.

DUKES COUNTY

A Stamp must be obtained on all deeds from the Martha's Vineyard Land Bank Commission (167 Main St., Edgartown 02539) prior to recordation. Fee is 2% of purchase price. Contact Land Bank at (508) 627-7141 for details.

HAMPDEN COUNTY

Mortgage Foreclosure Deed and Affidavit.....	55.50
Copies of Plan Books (according to size).	
Certified photocopies per page.....	.75

NANTUCKET COUNTY

A Stamp must be obtained on all deeds from the Nantucket Land Bank Commission (22 Broad St., Nantucket 02554) prior to recordation. Fee is 2% of purchase price. Contact Land Bank at (508) 228-7240 for details.

NORFOLK COUNTY

For Recorded Land and UCC Instrument filings, filing fees are \$.50 higher than fees cited above, to cover postage expenses, per local ordinance. Contact Registry office or consult the office's Internet website, www.norfolkdeeds.org, prior to sending payment.

WORCESTER COUNTY (Worcester District)

Plan copies.....	2.00
Photostatic Scale or reduction.....	10.00