# **KRS § 65.032**

This document is current through Chapter 5 of the 2024 session.

***Michie’s™ Kentucky Revised Statutes* > *TITLE IX Counties, Cities, and Other Local Units (Chs. 65 — 109)* > *CHAPTER 65 General Provisions Applicable to Counties, Cities, and Other Local Units (§§ 65.003 — 65.956)* > *Miscellaneous General Provisions (§§ 65.003 — 65.1591)***

**65.032. Online portal for electronic filing of recorded instruments — Timeline.**

**(1)** As used in this section:

**(a)** “Recorded instrument” means any document relating to real property, personal property, and any property for which a Kentucky certificate of title has been issued, including but not limited to deeds and mortgages; and

**(b)** “Portal” means a website or online database that:

**1.** Is readily accessible by the public to provide remote online access to recorded instruments;

**2.** Has a network security device that monitors incoming and outgoing network traffic and determines whether to allow or block specific traffic based on a defined set of security rules; and

**3.** Has a system which provides for backup copies of recorded instruments to be securely stored.

**(2)** By January 1, 2024 , all county clerks shall provide and maintain the portal that allows a person to electronically file any recorded instrument.

**(3)**

**(a)** By June 30, 2024, each county clerk shall provide and maintain a portal that contains the following recorded instruments:

**1.** Filed on or after June 30, 1994:

**a.** Deeds;

**b.** Mortgages;

**c.** Fixture filings under the Uniform Commercial Code:

**d.** Plats of subdivided property;

**e.** All covenants, conditions, and restrictions that relate to real property;

**f.** Easements;

**g.** Leases or memorandum of leases;

**h.** Powers of attorney;

**i.** Land contracts;

**j.** Wills; and

**k.** Affidavits that affect or clarify the title to property;

**2.** Filed on or after June 30, 2004, child support liens;

**3.** Filed on or after June 30, 2009:

**a.** Judgment liens;

**b.** Recoupment and unemployment liens; and

**c.** Lis pendens notices;

**4.** Filed on or after June 30, 2014:

**a.** Federal and state tax liens; and

**b.** Civil penalty liens; and

**5.** Filed on or after June 30, 2019:

**a.** Homeowner’s association or condominium liens; and

**b.** Bail bonds.

**(b)** By June 30, 2026, each county clerk shall provide and maintain a portal that contains the following recorded instruments filed on or after June 30, 1966, but before June 30, 1994:

**1.** Deeds;

**2.** Mortgages;

**3.** Fixture filings under the Uniform Commercial Code:

**4.** Plats of subdivided property;

**5.** All covenants, conditions, and restrictions that relate to real property;

**6.** Easements;

**7.** Leases or memorandum of leases;

**8.** Powers of attorney;

**9.** Land contracts;

**10.** Wills; and

**11.** Affidavits that affect or clarify the title to property.

**(4)**

**(a)** Any fee charged by the county clerk for access to electronic copies of recorded instruments shall not exceed the actual cost of providing and maintaining the portal.

**(b)** If a county clerk contracts with an outside vendor to provide and maintain a portal required under this section, actual costs may include:

**1.** Development and maintenance of a portal that provides access to recorded instruments;

**2.** Personnel costs for companies that employ staff to support county clerks;

**3.** Maintenance of cybersecurity credentials; and

**4.** Insurance premiums.

**(5)** A county clerk may redact Social Security numbers from electronic copies of recorded instruments and other personal information from recorded instruments upon request from a law enforcement agency or judicial officer.

**History**

2022 ch. 26, § 1, effective July 14, 2022; 2023 ch. 177, § 2, effective June 29, 2023.

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