



# The Ohio Recorders' Association

**Jessica Markins**  
**President**

**Athens County**

15 S. Court Street  
Room 236  
Athens, OH 45701  
740-592-3228

[jmarkins@athensoh.org](mailto:jmarkins@athensoh.org)

**Patricia Oyer**  
**Vice President**  
**Carroll County**

119 S. Lisbon Street  
Suite 205, PO Box 550  
Carrollton, OH 44615  
330-627-4545

[poyer@carrollcountyohio.us](mailto:poyer@carrollcountyohio.us)

**Barbara Schaab**  
**Treasurer**

**Ashtabula County**

25 W. Jefferson Street  
Jefferson, OH 44047  
440-576-3767

[bschaab@ashtabulacounty.us](mailto:bschaab@ashtabulacounty.us)

**Emily Schlenker**  
**Secretary**

**Auglaize County**

209 S. Blackhoof Street  
Wapakoneta, OH 45895  
419-739-6738

[eschlenker@auglaizecounty.org](mailto:eschlenker@auglaizecounty.org)

**SB 94 Proponent Testimony**  
**Bryan Long, Ohio Recorders' Association**  
**Ohio House Finance Committee**  
**Chairman Jay Edwards**  
**June 12, 2024**

Chairman Edwards, Vice Chairman LaRe, Ranking Member Sweeney and members of the House Finance Committee, thank you very much for the opportunity to provide proponent testimony on SB 94. My name is Bryan Long, and I serve as the Licking County Recorder and as Co-Chairman of the Ohio Recorders' Association (ORA) Legislative Committee. SB 94 will modernize electronic records and conveyances in County Recorders' offices across the state by June 30, 2026. The ORA has been working on this legislation for several years to ensure the public has online access to records in our offices and can process conveyance documents with eRecording.

Ohio's County Recorders are always looking for technology solutions to make our offices more efficient and better equipped to serve the public. The ORA has been promoting the benefits of electronic recording (eRecording) and back-scanning of old books and records for years. However, although many larger counties often have the resources to implement these advances, some mid-to-small counties struggle to find necessary resources for such projects. Since the pandemic, it has become all too clear that in order to ensure the ability to process real estate transactions and better serve the public, there is an urgent need to move forward with technology to ensure online accessibility of records and the ability to process conveyances through eRecording.

Over the past few years, County Recorders have worked to back-scan old record books in order to move toward the goals of this legislation, but there is still more work to be done. SB 94 is designed to continue this push forward by establishing a baseline standard in the Ohio Revised Code for all County Recorders to have images of recorded documents scanned, indexed, and available online with records dating back to January 1, 1980. Why 1980? Most title searches go back a minimum of 40 years in order to verify a clean title of ownership and to issue a title insurance policy.

An additional requirement is that all 88 counties would need to offer eRecording as a delivery option for documents to be recorded. When recording a deed or conveyance document the process will include County Auditors and many County Engineers as well. As such, to ensure eRecording will be available around the state, County Auditors and County Engineers would also need to implement systems to ensure documents can be recorded electronically with the County Recorders office.

In the Senate, SB 94 was amended to include a permissive (up to \$5) document preservation surcharge at the discretion of the County Recorder to support the preservation and digitization of documents and ongoing costs incurred by a Recorder's office to make available to the public a web site with appropriate security features, electronic document hosting, online viewing, and print and download features that enable an individual to print or download a copy of a public record from the web site.

Additionally, the legislation contains a \$4.5 million GRF appropriation and \$1.5 million from the Torrens Assurance fund administered by the Treasurer of State to operate as a reimbursement program to support County Recorders implementation of the bill. This reimbursement funding is to avoid an unfunded mandate and is only available to counties that do not meet the requirements of the legislation.

SB 94 enables every County Recorder's office in the state to meet the needs of modern business transactions and the expectations of the public. It would also keep Ohio's economy going if there is ever another shutdown of public offices due to a public health crisis or other emergency. Lastly, it provides a clear and consistent standard across the state of Ohio.

Chairman Edwards and members of the committee, thank you for allowing me to testify today as a proponent of SB 94. The Ohio Recorders Association urges swift passage of this important legislation. I'd be happy to answer any questions at this time.