



## **Electronic Real Estate Recording Task Force**

[www.commissions.leg.state.mn.us/lcc/erertf.htm](http://www.commissions.leg.state.mn.us/lcc/erertf.htm)

**November 13, 2003**

### **ERER Task Force - Phase I County Status Reports**

#### **Pilot County Workgroup Meeting – November 7, 2003**

- 2 Legal issues were discussed:
  - Issues regarding “Chain of Title” validations for Torrens property...How can the county be sure that Chain of Title information is included in a document when it is required?
  - Issues regarding Torrens Certificate... Electronically recorded satisfaction may be received after transfer of property. Document would look valid under business rules, but could be archived before it is found it should have been rejected.
- Discussions around digital signatures and certificate of authority were addressed.

#### **Standards Evaluation Status**

- WCI first round validation tests are 50% complete. No major issues to report.
- Fidlar testing is 100% complete. We are in the process of creating the final report.



## Electronic Real Estate Recording Task Force

[www.commissions.leg.state.mn.us/lcc/erertf.htm](http://www.commissions.leg.state.mn.us/lcc/erertf.htm)

### Dakota County

Status Item	% Complete	Status
Baseline Measurements	100%	Narrative completed
Pilot Measurements Matrix	0%	
Cost Benefit Table	0%	
Project Plan Status	NA	No update
Standards	NA	No update
Pilot Risks	NA	<ul style="list-style-type: none"> <li>Torrens Certificate potential problems. Electronically recorded satisfaction may be received after transfer of property. Document would look valid under business rules, but could be archived before it is found it should have been rejected.</li> <li>Lack of "Chain of Title" in Torrens Mortgage Satisfactions if mortgagee doesn't put successor language into body of satisfaction.</li> </ul>
Implementation Findings	NA	<p>Since this is a pilot, we will probably reference the electronic recording on the new certificate, even though the satisfaction will refer to a previous certificate number</p> <p>Assume that submitter accepts responsibility for errors contained in submissions. Recognition that Certificate of Title may read the satisfaction purports to release a mortgage.</p>
Best Practices	NA	No update
Issues	NA	Noted in Risks section
Status		<ul style="list-style-type: none"> <li>Dakota County has electronically recorded 1,521 satisfactions through November 11, 2003</li> </ul>

### Hennepin County

Status Item	% Complete	Status
Baseline Measurements	50%	Pre-pilot measurements 100% complete.
Pilot Measurements Matrix	0%	No Update
Cost Benefit Table	0%	No Update
Project Plan Status	NA	No Update
Standards	NA	No Update
Pilot Risks	NA	No Update
Implementation Findings	NA	No Update
Best Practices	NA	No Update
Status Update	NA	<ul style="list-style-type: none"> <li>The first iteration of the Construction Phase began on Monday, October 13th.</li> </ul>



## Electronic Real Estate Recording Task Force

[www.commissions.leg.state.mn.us/lcc/erertf.htm](http://www.commissions.leg.state.mn.us/lcc/erertf.htm)

### Lyon County

Status Item	% Complete	Status
Baseline Measurements	50%	County IT will be tracked thru the project especially implementation period. Not enough data to compare certificates of release to satisfactions, but our system handles them the same
Pilot Measurements Matrix	25%	
Cost Benefit Table	0%	
Project Plan Status	NA	<ul style="list-style-type: none"> <li>8/13 - Conversion</li> <li>8/14 - New System put in and training for e-recording</li> <li>8/19 - Go Live</li> </ul>
Standards	NA	No update
Pilot Risks	NA	Numbering Systems Lack of trusted Submitters
Implementation Findings	NA	Received 5 filings thus far.
Best Practices	NA	No update
Status Update	NA	Planning to start to complete the paper work to receive payment for the stages completed. Waiting for Navis to finish testing the Fidlar product to see if in compliance.

### Renville County

Status Item	% Complete	Status
Baseline Measurements	50%	
Pilot Measurements Matrix	0%	
Cost Benefit Table	0%	
Project Plan Status	NA	<ul style="list-style-type: none"> <li>Develop and Test Coding of Business Rules – October 31</li> <li>Develop and Test Integration Solutions – November 10</li> <li>In-House &amp; On-site Testing - November 11</li> <li>Validation Testing – December 5</li> <li>Switch from Test to Live – December 9</li> <li>Electronic Document Recording – December 12</li> </ul>
Standards	NA	No Update
Pilot Risks	NA	Accommodating multiple submitters is a challenge when one of many possible signature models is being used and the electronic recording platform may not accommodate all signature models.  Security risks encountered when working with



## Electronic Real Estate Recording Task Force

[www.commissions.leg.state.mn.us/lcc/erertf.htm](http://www.commissions.leg.state.mn.us/lcc/erertf.htm)

		multiple Trusted submitters platform.
Implementation Findings	NA	Virus scanning software needs to be loaded on the e-recording server that will reside in the county.
Best Practices	NA	Virus scanning software needs to be loaded on the e-recording server that will reside in the county to protect the integrity of the system.
Status Update	NA	<ul style="list-style-type: none"> <li>E-Server assembled in Renville County and then shipped to Ingeo to have software setup completed. Server has been updated with MS hot fixes and security patches.</li> <li>Recorder has been setup with standalone version of E-Record on a PC located in Renville County, so she can review draft screens, receipts, endorsement and county templates.</li> <li>Recorder Certificate has been ordered and will order e-server certificate when it is back in Renville County.</li> <li>Software vendors continue to work together on the project to align their software packages.</li> </ul>

### Roseau County

Status Item	% Complete	Status
Baseline Measurements	50%	Pre-pilot measurements are 100% complete. No data for COR's because they do not record any COR's.
Pilot Measurements Matrix	0%	
Cost Benefit Table	0%	
Project Plan Status	NA	<ul style="list-style-type: none"> <li>11/17 – 12/17:- Completion of off-site development and testing</li> <li>12/1 – 12/17: Install e-recording system at Roseau</li> <li>12/18 – 1/14: Training</li> <li>1/14: Go Live</li> </ul>
Standards	NA	No Update
Pilot Risks	NA	County ISP, Internet technical outsource is unable to provide secure connections to dedicated machines either in the DMZ or internal. A technical resource is working on this currently.
Implementation Findings	NA	No Update
Best Practices	NA	No Update
Status Update		WCI installed backoffice automation system build 3.3.0 (This is not a production build). WCI installed the server hardware. The county has issues with their firewall and no connection has yet been accomplished.



**Electronic Real Estate Recording Task Force**  
[www.commissions.leg.state.mn.us/lcc/erertf.htm](http://www.commissions.leg.state.mn.us/lcc/erertf.htm)