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Recorder of Deeds

Fee Schedule

We now accept credit cards for payment.

We require self-addressed stamped envelopes for all documents returned by mail.

The envelopes must be large enough for the documents being returned.

If no envelope is provided, an additional \$1.00 is required for postage per document.

PLEASE NOTE: The JCS portion of filing fees increases from \$40.25 to **\$41.25** effective November 17, 2025 pursuant to Act 45 of 2025 signed into law by Governor Shapiro on November 12, 2025 and immediately effective. The following fee schedule has been updated to reflect this change.

Refund Policy

We do NOT refund more than \$5.00 per recording.

Deed	Certified Copies	Assignment of Mortgage
\$72.75 for the first 4 pages, 4 names and 1 parcel of property. Each additional page is \$2.00 and each additional name or parcel is 50 cents. If a Statement of Value is filed with a deed there is an additional cost of \$2.00. If the property is in 2 municipalities we need a signed affidavit stating the percentage for each municipality.	Mortgages – \$5.00. Other instruments are \$1.50 plus the cost of the copies. Certified copies of Marriage Licenses – \$5.00.	\$59.75 for 4 pages and 4 names. Each additional page is \$2.00 and each additional name is 50 cents. We also need a certified address of the assignee.
ALL QUIT CLAIM DEEDS ARE REQUIRED TO HAVE A STATEMENT OF VALUE	Assignment of Leases & Rents \$72.75 for the first 4 pages, 4 names and 1 parcel of property. Each additional page is \$2.00 and each additional name or parcel is 50 cents.	Power of Attorney \$18.50 for 4 pages and 4 names. Each additional name is 50 cents and each additional page is \$2.00. We must have an address to return the document.
ALL DEEDS FROM AN ESTATE NOT PAYING TRANSFER TAX MUST HAVE A STATEMENT OF VALUE.	Easements & Right of Ways \$59.75 for the first 4 pages, 4 names and 1 parcel of property. Each additional page is \$2.00 and additional names or parcels are 50 cents. The municipality must be stated on the document.	Mortgage Subordination \$18.50 FOR 4 PAGES AND 4 NAMES. Each additional page is \$2.00 and each additional name is 50 cents. We must have the book and page number of the mortgage being subordinated.
Mortgage \$72.75 for the first 4 pages, 4 names and 1 parcel of property. Each additional page is \$2.00 and each additional name or parcel is 50 cents.	Land Contracts \$59.75 for 4 names, 4 pages and 1 parcel of property. Each additional page is \$2.00 and additional names or parcels are 50 cents.	Landowner Consent \$18.50 FOR 4 PAGES AND 4 NAMES. The signature of the land owner must be notarized and the acknowledgement filled out completely!
Quiet Title Praecipe \$18.50 for the first 4 pages, 4 names and 1 parcel of property. Each additional page is \$2.00 and each additional name or parcel is 50 cents.	Mortgage SAT or Discharges \$59.75 for 4 names and 4 pages. Each additional name is 50 cents.	Oil Lease, Assignments, Releases and Amendments
Notary Bond and Oath		

\$33.50. We must have the original bond papers from the insurance company.

Act 287

\$10.00

Maps

\$17.00. Subdivision maps must be approved by the Planning Commission. There is a 2' x 3' size limit.

Highway Maps

\$20.00 for the first page and \$3.00 for each additional page.

Financing Statements

\$100.00 per UCC. This fee is also for termination, continuations or assignments.

L of A to SAT

\$59.75 for 4 names and 4 pages. Each additional name is 50 cents.

Mortgage Release

\$59.75 for the first 4 pages, 4 names and 1 parcel. Each additional page is \$2.00 and each additional name is 50 cents

Mortgage Modification

\$18.50 for the first 4 pages and 4 names. Each additional page is \$2.00 and each additional name is 50 cents. You must have the book and page number of the mortgage being modified.

\$18.50 for 4 pages and 4 names. We will only accept 20 documents per check. The 1st lease notation is included in the price, additional ones are \$2.00 each.

Oil Poolings

\$18.50 for 4 pages and 4 names. Each additional page is \$2.00 and names are 50 cents. The 1st lease notation if free, additional ones are \$2.00 each.

Leases Over 30 Years

\$59.75 for 4 names and 4 pages. Extra names are 50 cents and extra pages are \$2.00. We also require a Statement of value form.

Affidavits

\$18.50 for 4 pages and 4 names. Each additional page is \$2.00 and extra



SUSQUEHANNA COUNTY

PO Box 218
31 Lake Avenue
Montrose, PA 18801
(570) 278-4600
Mon-Fri 8:30-4:30

RIGHT TO KNOW

Chief Clerk
31 Lake Avenue
Montrose, PA 18801

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