WEST VIRGINIA LEGISLATURE

2019 REGULAR SESSION

Enrolled
Committee Substitute
for
Senate Bill 241

SENATORS WELD, CLINE, HAMILTON, AND BALDWIN,
original sponsors

[Passed March 9, 2019; in effect 90 days from
passage]
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AN ACT to amend and reenact §39-1-11 of the Code of West Virginia, 1931, as amended, relating to writings to be recorded under the direction of the county clerk; permitting the clerk, with authorization from the county commission, to scan and make available online when financially feasible certain documents in electronic form rather than in well-bound books, not prepare indices in separate books, and replace existing books by scanning them in approved electronic format; requiring that existing books be retained; providing exception to retention of books; requiring that copies of documents in electronic format are stored on an off-site server; and updating terms.

Be it enacted by the Legislature of West Virginia:

ARTICLE 1. AUTHENTICATION AND RECORD OF WRITINGS.

§39-1-11. Recordation of writings and plats and papers annexed; index; interlineations; filing under Uniform Commercial Code.

Every writing (except financing, continuation, and termination statements and other statements and writings permitted to be filed under chapter 46 of this code) authorized by law to be recorded, when admitted to record, shall, with all certificates of acknowledgment, and all plats, schedules, and other papers thereto annexed or thereon indorsed, be recorded by, or under the direction of, the clerk of the county commission, in a well-bound book, to be carefully preserved; and there shall be an index to such book as well in the name of the grantee as of the grantor: Provided, That the county commission may, in accordance with the provisions of §5A-8-15 of this code, authorize the clerk to scan, record, and make available online when determined to be financially feasible by the county commission all such writings and papers in electronic form rather than in well-bound books, not prepare in separate books an index of any type, and replace existing well-bound books by scanning them in an approved electronic format: Provided, however, That existing well-bound books be retained either on-site or off-site unless the provisions of §5A-8-15 of this code are followed: Provided further, That any documents in an electronic format are stored
on a server off site, such as a cloud-based server, to retain a backup copy of electronic
documents.

After being recorded, such writing may be delivered to the party entitled to claim under the
same. If, except in those cases where such writing is recorded by photography or similar process
producing exact facsimile copies, there appear upon such writing, or any paper or certificate
annexed thereto, any interlineation, erasure, or alteration, of which no memorandum is contained
in the writing, paper, or certificate, the clerk shall append to the record thereof a memorandum
describing as accurately as may be such interlineation, erasure, or alteration; and such
memorandum shall be copied into every such writing, paper, or certificate. Every such
memorandum shall be prima facie evidence of what is stated therein: Provided, That the clerk of
the county commission may refuse to accept for recordation any instrument printed on both sides
of the paper or printed in whole or part in smaller than 10-point type with at least two points
separating each line. Any failure of such instrument to be so accepted by the clerk of the county
commission shall not affect the validity thereof as to the parties thereto: Provided, however, That
any such instrument shall be accepted by the clerk for recording at one and one-half times the
legal fee therefor.

Financing, continuation, and termination statements and other statements and writings
permitted to be filed under chapter 46 of this code shall be filed in a proper file by the clerk of the
county commission or the Secretary of State, as the case may be, as specified in said chapter
46. Such statements and writings filed in the office of the clerk of the county commission and such
statements and writings filed in the office of the Secretary of State shall be indexed according to
the name of the debtor and shall disclose the assigned file number and the address of the debtor
given in the respective statement or writing. The date and hour of filing and the file number shall
be noted on the statement or writing involved. A financing, continuation, or termination statement
or other statement or writing permitted to be filed under chapter 46 of this code may, after the
same ceases to be effective or lapses, as specified in said chapter 46, be removed from the files
in the office of the clerk of the county commission or the Secretary of State, as the case may be, and destroyed.
Enr CS for SB 241

The Joint Committee on Enrolled Bills hereby certifies that the foregoing bill is correctly enrolled.

Chairman, Senate Committee

Chairman, House Committee

Originated in the Senate.

In effect 90 days from passage.

Clerk of the Senate

Clerk of the House of Delegates

President of the Senate

Speaker of the House of Delegates

The within is approved this the 22nd Day of March, 2019.

Governor
PRESENTED TO THE GOVERNOR

MAR 28 2016

Time 3:50 pm