

Effect of order
of court.

Section 3. The effect of the order of the court of common pleas shall be as follows:

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Duties of re-
corder of deeds.

(c) The recorder of deeds shall receive for recording any deed *or* mortgage [or other instrument] that shall refer to a specific parcel of real estate whether or not said deed *or* mortgage [or other instrument] shall bear the *certification by the custodian of the lot and block system that the lot and block system descriptive numbers, incorporated in the description of the real estate described therein, are correct; but before transcribing any such deed *or* mortgage [or other instrument] lacking the certification, he shall obtain the same from the custodian of the lot and block system.

Act effective
immediately.

Section 2. The provisions of this act shall become effective immediately upon final enactment.

APPROVED—The 18th day of January, A. D. 1952.

JOHN S. FINE

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No. 612

AN ACT

To amend the act, approved the twentieth day of May, one thousand nine hundred forty-nine (Pamphlet Laws 1531), entitled "An act requiring political subdivisions to file copies of building ordinances in the recorder's office; invalidating building ordinances heretofore adopted unless copies thereof are filed within a certain time; and imposing duties and conferring powers on recorders of deeds," by deleting certain duties imposed upon the recorder of deeds, and validating building ordinances or amendments thereto of political subdivisions not filed, recorded or indexed as required by law.

Building ordi-
nances or codes.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Sections 1 and 3,
act of May 20,
1949, P. L. 1531,
amended.

Section 1. Sections 1 and 3 of the act, approved the twentieth day of May, one thousand nine hundred forty-nine (Pamphlet Laws 1531), entitled "An act requiring political subdivisions to file copies of building ordinances in the recorder's office; invalidating building ordinances heretofore adopted unless copies thereof are filed within a certain time; and imposing duties and conferring powers on recorders of deeds," are hereby amended to read as follows:

Political sub-
divisions to file
copies of such
ordinances or
codes in office of
recorder of deeds
of county.

Section 1. Every political subdivision of this Commonwealth authorized by law to adopt building ordinances or codes restricting, regulating or otherwise affecting the construction, reconstruction or improvement of real estate located within the boundaries of such political subdivision, shall file a copy of any such ordi-

* "certificate" in original.

nance or code, or amendment thereto, certified to be true and correct by the proper officer, in the office for the recording of deeds of the county wherein the political subdivision is situate [, which copy shall be adequately indexed to enable a person using the same to readily find the various types and kinds of regulations or requirements of such ordinance or code].

Section 3. [It shall be the duty of the recorder of deeds of each county of this Commonwealth to provide a suitable "Building Ordinance Book" or books and to maintain an adequate index as part of the same in which the filed copy of any such building ordinance or code and amendments thereto shall be kept.] The recorder of deeds shall charge the political subdivision filing the same a *filing* fee equal to the *filing* fees authorized by law for the same or similar services.

Fees of recorder
of deeds.

Section 2. Whenever heretofore any political subdivision authorized to adopt a building ordinance or code or amendment thereto has adopted such an ordinance or code or amendment thereto, but inadvertently and without deliberate evasion of the requirements of law or acting under a mistake of fact or law has failed to file the same in the office of the recorder of deeds of the proper county, if such ordinance, code or amendment shall be filed in such office within a period of six months after the effective date of this amending act, or if any such political subdivision has filed such ordinance, code or amendment in the office of the recorder of deeds of the proper county but has failed to file the same in such office within the period prescribed by law, or if the recorder of deeds has failed to properly record and index such ordinance or code or amendment thereto as required by law, such ordinance, code or amendment thereto is hereby validated and confirmed for all purposes, or when filed in the office of the recorder of deeds as herein provided shall be a valid ordinance for all purposes, without re-adoption or republication of notice thereof by the political subdivision.

Validations.

APPROVED—The 18th day of January, A. D. 1952.

JOHN S. FINE

No. 613

AN ACT

To amend the act, approved the fourteenth day of May, one thousand nine hundred forty-nine (Pamphlet Laws 1340), entitled "An act requiring political subdivisions to file copies of zoning ordinances, together with maps or plans indicating the area or zones of the political subdivision affected by such ordinances, in the recorder's office; invalidating zoning ordi-