

1 AN ACT relating to recorded instruments.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 67 IS CREATED TO  
4 READ AS FOLLOWS:

5 *(1) As used in this section:*

6 *(a) "Recorded instrument" means any documents relating to real property,*  
7 *personal property, and any property for which has been issued a Kentucky*  
8 *certificate of title, including but not limited to deeds, titles, and powers of*  
9 *attorney; and*

10 *(b) "Portal" means a Web site or online database accessible by the public and*  
11 *electronically searchable.*

12 *(2) (a) In all counties, the county clerk shall maintain an office for the purpose of*  
13 *physically reviewing and obtaining copies of recorded instruments.*

14 *(b) This office shall be open to the public for the purpose of physically*  
15 *reviewing and obtaining copies of recorded instruments at least forty (40)*  
16 *hours a week in the absence of a portal that contains recorded instruments.*

17 *(c) If a county clerk maintains a portal that contains recorded instruments,*  
18 *then the office shall be open to the public for at least thirty (30) hours a*  
19 *week.*

20 *(3) By January 1, 2022, all county clerks shall maintain a portal that allows a person*  
21 *to electronically file any recorded instrument.*

22 *(4) (a) By June 30, 2024, each county clerk shall maintain a portal that contains*  
23 *recorded instruments filed on or after June 30, 1994.*

24 *(b) By June 30, 2026, each county clerk shall maintain a portal that contains*  
25 *recorded instruments filed on or after June 30, 1966.*

26 *(c) There shall be no cost or charge to any person to access or obtain electronic*  
27 *copies of recorded instruments from the portal.*