

TAKE JUDICIAL NOTICE

Municipal Searches

October 26, 2007

Although municipal searches are not insurable items in a title insurance policy*, they are a vital informational component to a real estate closing. A bank will not schedule a closing without them, and a buyer's attorney can not complete due diligence without a thorough review of these searches.

In recent months many municipalities have found the need to either substantially increase the charges for such searches, or withhold issuing the results of these searches until some other requirements are met.

Searches in parts of Westchester and Dutchess counties now cost up to 500% of what the municipalities formerly charged, and can take as long as two weeks.

Other municipalities will not release municipal search results without inspections, smoke detector affidavits or private well testing.

In all cases Judicial will notify you of the charges necessary to obtain the municipal searches, and provide the forms required to be furnished to comply with regulations that are a condition to the municipalities releasing the information.

*A TOEPP policy does provide coverage in certain instances. Call for more information.