

Executive Committee Statement on the Scope of Efforts for Pilot Testing of ERE standards – Approved by Task Force on July 11, 2002

Background

XML is technology designed to facilitate data sharing and data re-use. It does this by creating infrastructure independent objects - digital files which can be created in one hardware configuration and with one software application, but then processed and read in another. This serves three valuable functions for the ERERTF:

- 1) ERE standards do not compel everyone involved in the real estate recording system to buy the exact same hardware and software;**
- 2) ERE standards facilitate the long term preservation and usage of digital objects by making migration to new systems and conversion to new formats that much easier; and**
- 3) ERE standards fulfill the spirit and letter of E-Sign and UETA.**

In all, XML currently offers the best and most practical opportunity to develop an open architecture for electronic real estate recording, which allows all records creators and all counties the maximum flexibility in managing their investments in technology to make electronic real estate recording work.

Pilot Scope

THE ERERTF has adopted standards for electronic filing and has identified pilot counties to test these standards. These standards are meant to apply to a number of different real estate documents, and do not mandate any specific hardware or software solutions. The Task Force may amend the standards from time to time.

The ERERTF will test its standards for satisfactions and releases in five counties, Dakota, Hennepin, Lyon, Renville, and Roseau. This will involve the creation, submission, reception and processing of XML-formatted satisfaction and/or release documents.

Private parties, such as banks, title companies, etc., are free to use whatever hardware configurations and software applications they prefer to create those documents, so long as the documents that they submit meet the established

standards and are compatible with county recording systems. Similarly, pilot counties will not agree to exclusive front-end processing arrangements with vendors regarding access nor will any vendors charge a fee to the public for the reception or processing of pilot documents.

The focus of the Phase I pilots will be on the reception and processing of documents sent to pilot counties. The Task Force will invest its time and resources in helping counties develop their capacities to manage this new technology and to connect it to their current back office systems. These investments will be guided by the standards set by the ERERTF and by the agreements signed by the counties and the ERERTF.

The ERERTF encourages private parties to participate in and to contribute to all ERERTF meetings and committees. The ERERTF cannot endorse or impose any particular application as that would be contrary to the goal of allowing all 87 counties control over their own recording process, as well as a potential violation of E-Sign and UETA.