WYOMING COUNTY, PENNSYLVANIA
RECORDER OF DEEDS FEE SCHEDULE

Fees effective as of November 1, 2026

BASE FEES ONLY INCLUDE UP TO 4 PAGES, 4 NAMES

- **Additional names OVER FOUR, $0.50 per name.**
- **Additional pages OVER FOUR, $2.00 per page.**
- **Additional Marginal Notations OVER ONE are $2.00 each.**

BASE FEES

	Base Fee
Deed	$ 64.75
Mineral Rights Conveyance	$ 59.75
Mortgage	$ 64.75
Access Covenant	$ 18.50
Ag Easement/Ag Area	$ 18.50
Adverse Possession	$ 18.50
Affidavit	$ 18.50
Act 319 Clean and Green	$ 18.50
Agreement	$ 18.50
Assignment	$ 18.50
Assignment Rents & Leases	$ 18.50
Assumption Agreement	$ 18.50
Brand	$ 18.50
Charter	$ 18.50
Consent of Landowner	$ 18.50
Court Order	$ 18.50
Covenants and Restrictions	$ 18.50
Declaration of Pooling and Unitization	$ 18.50
Declaration of Taking or Trust	$ 18.50
Decree/Award of Real Estate	$ 59.75
Easement	$ 59.75
Election to Take	$ 18.50
Financial Statement	$ 18.50

	Base Fee
Financing Statement (UCC-1)	$ 100.00
• Secured Transaction	
• Assignment or Release	
• Continuation (UCC-2)	
• Termination (UCC-3)	
Highway Occupancy Permits	$ 18.50
Installment Sales Agreements	$ 59.75
Lease	$ 18.50
Lease – 30 years +	$ 59.75
Lien Search (name change only) (flat fee)	$ 20.00
Misc.	$ 18.50
Mortgage	$ 64.75
• Amendment	$ 18.50
• Assignment	$ 59.75
• Modification	$ 18.50
• Release	$ 59.75
• Satisfaction	$ 61.75
• Subordination	$ 18.50
• Supplemental	$ 59.75
Notary Public (Including bond & Oath)	$ 35.50
Notary Public Name Change (Address change notify Dept. of State only)	$ 18.50
Notice of Condemnation	$ 18.50
Oil and Gas Lease (Statement of Value Required)	$ 18.50
• Amendment	$ 18.50
• Assignment of Oil & Gas Lease (Statement of Value Required)	$ 18.50
• Assignment of Oil & Gas RTT (Statement of Value Required)	$ 59.75
• Extension	$ 18.50
• Release	$ 18.50
• Surrender	$ 18.50
Oil and Gas Miscellaneous	$ 18.50
Ordinance	$ 18.50
Option Agreement	$ 18.50
Power of Attorney	$ 18.50
Revocation of Power of Attorney	$ 18.50
Public Utilities Filing Act 287 of 1974 (Underground Right of Way)	No charge
Redetermination Act 40	$ 40.00
Release	$ 18.50

	Base Fee
Rollback Taxes	$ 18.50
Right of Way	$ 59.75
Sewer/Water Permit	$ 18.50
Sewer Easement	$ 59.75
Stipulation	$ 18.50
Supplemental Indenture	$ 59.75
Timber Conveyance	$ 18.50
Waiver	$ 18.50
Veteran's Discharge	No charge

RETURN CHECK FEE	$ 30.00

Certified copies are $5.00 for up to 8 pages and $.50 per page after the 8 pages	
Maps/Subdivision Maps (We do not accept maps larger than 24x36 inches. All subdivision maps must show proof of county, township and/or borough approval. All maps must be signed by owners and acknowledged. We cannot accept poor copies. We do not accept colored maps.) (per page)	$ 30.00
Highway Plan	$ 15.00
(Additional pages after 1)	$ 3.00

Where no fee is specified the fee shall be set by the Recorder of Deeds

All recording fees must be for the exact amount. We do not give refunds. We will keep any overages $5.00 or less. If your overages are over $5.00 your document(s) will be returned. Checks should be made payable to the Wyoming County Recorder of Deeds.

All instruments MUST be legible and able to be scanned clearly to our system. Illegible documents will be rejected. Font size of 9 or larger is required on all documents. A ½ margin across the top of every page is required for recording purposes. Colored documents are not acceptable for recording.

See Recording Requirements on our web page for further instructions: wyomingcountypa.gov

NOTICE

Self-addressed stamped envelopes are required for the return of documents and recording receipts.
Please see recording requirements for further instructions.

Realty Transfer Tax

A state tax of 1% of the consideration and a local tax of 1% (totaling 2%) is due when recording. All deeds shall set forth the true consideration or be accompanied by a “Statement of Value”. If an exemption is claimed, either full or partial, the deed must be accompanied by a “Statement of Value”. The “Statement of Value” shall be fully completed in duplicate. Where the property is located in two or more taxing authorities, the person recording the deed shall indicate thereon the value of the property in each taxing authority for local realty transfer tax purposes. If the deed is taxable and located in Windham Township a “statement of Value” is required to indicate the correct school district for the property.

Fee Schedule History

Act 87 of 1982	Legislative Fee Schedule		$ 13.50
Act 172	Wyoming County Ordinance #5 Affordable Housing	Passed 12-29-94 Effective 2-1-95	$ 5.00
Act 8 of 1998	Records Improvement Fund		$ 2.00
Act 32 of 2002	Records Improvement Fund		$ 3.00
Act 122 of 2002	Imposed by Supreme Court – Judicial Computer Program		$ 10.00
Act 49 of 2009	Imposed by Supreme Court – Judicial Computer Program/ Access to Justice		$ 13.50
Act 113 of 2014	Imposed by Supreme Court – Judicial Computer System/ Access to Justice		$ 2.00
Act 126 of 2014	Imposed by Supreme Court - Judicial Computer System/ Access to Justice		$ 10.00
Acts 40 & 44	Imposed by Supreme Court - Judicial Computer System/ Access to Justice		$ 4.75
Act 22 of 2023	Amendment by Supreme Court - Judicial Computer System/ Access to Justice		
Act 14 of 2025	Amendment by Supreme Court - Judicial Computer System/ Access to Justice		
Act 45 of 2025	Amendment by Supreme Court - Judicial Computer System/ Access to Justice		