

# MIDDLESEX NORTH REGISTRY OF DEEDS

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BILLERICA – CARLISLE – CHELMSFORD – DRACUT – DUNSTABLE – LOWELL – TEWKSBURY  
TYNGSBOROUGH – WESTFORD – WILMINGTON

## ANNUAL REPORT FOR 2013

*The registry did not produce Annual Reports for 2011, 2012, and 2013. There are contemporaneous reports for each year after 2013, along with reports for 2009 and 2010. To fill that three year gap, I have used other registry records to help compose abbreviated reports for the missing years.*

## Top Registry Events of 2013

The Registry of Deeds Modernization and Efficiency Commission which was created by Chapter 165 of the Acts of 2012 met numerous times throughout the year and completed its final report which will be submitted to the state legislature in January 2014.

The volume of documents processed by electronic recording reached 40% on several months and will account for 37% of all documents recorded in 2013.

The number of foreclosures in 2013 was down by more than 50% from 2012. The number of deeds was up 15%. The number of mortgages recorded for the year was down 8% but the mortgage numbers dropped substantially – by more than 50% per month – towards the end of the year signaling a near collapse of the refinancing market.

The Supreme Judicial Court issued a decision in HSBC Bank v Matt that interpreted the Service Members Civil Relief Act, holding that the only issue that could be raised in such a case was whether the defendant was in the U.S. military. The court also held that the plaintiff must be in possession of the mortgage prior to initiating this type of case.

To help Gateway Cities respond to the glut of abandoned homes resulting from the foreclosure crisis, Attorney General Martha Coakley created a Distressed Properties Identification and Relocation Grant which the city of Lowell applied for and received.

The Consumer Financial Protection Bureau went into full operation and issued a number of new regulations related to disclosures and the paperwork requirements on consumer mortgages that will have a big impact on future home loans.

Due primarily to a large number of claims resulting from hurricanes and other major storms, the federal government has recalculated flood insurance premiums and redrawn flood maps, both of which will have a significant impact on those living in flood areas who have federally insured mortgages. Many Lowell residents, including most condominium owners in downtown, will see substantial increases in their flood insurance premiums in the coming months.

## MIDDLESEX NORTH BY THE NUMBERS: 1990-2013

The following table shows the number of deeds, mortgages, foreclosure deeds and total documents recorded during the years indicated, with more recent figures for electronic recordings and revenue collected.

<i>Docs Recorded 1990 to 2013</i>	<i>Deeds</i>	<i>Mortgages</i>	<i>Foreclosure Deeds</i>	<i>E-Filed Docs</i>	<i>E-File %</i>	<i>Revenue (millions)</i>	
1990	51820	5740	8655	304			
1991	52019	5868	8823	466			
1992	76282	7321	14487	762			
1993	83337	7463	17097	701			
1994	71427	5721	10936	624			
1995	60681	7223	10137	401			
1996	67286	8057	12017	399			
1997	70128	7984	13664	322			
1998	93633	8771	21823	185			
1999	89506	8557	17816	101			
2000	71558	8254	14456	74			
2001	97180	8355	24969	44			
2002	115890	8756	31221	45		\$12.9	
2003	146956	8977	41800	42		\$26.1	
2004	96204	9165	28079	69		\$21.7	
2005	87866	8930	25402	47	1057	1%	\$22.0
2006	72830	7236	20503	166	1871	3%	\$17.5
2007	66192	6767	15999	271	3491	5%	\$16.3
2008	56011	5568	11451	602	3956	7%	\$12.2
2009	65838	5557	14743	400	8168	12%	\$12.1
2010	63247	5535	13837	584	9013	14%	\$11.8
2011	59173	5332	12007	429	14736	30%	\$11.0
2012	70558	9158	16002	342	24210	34%	\$13.5
2013	67001	6718	13272	150	25251	38%	\$14.4

## REVENUE COLLECTED: 2008 - 2013

Revenue comes into the registry from a number of sources including fees, taxes and surcharges. The table below shows the breakdown of total revenue among the various sources in the years 2008 through 2013.

### Overall Revenue: 2008-2013

<i>Year</i>	<i>Rec Fees</i>	<i>Exc Tax</i>	<i>CPA</i>	<i>Tech</i>	<i>Other</i>	<i>Total</i>
2013	5,131,680	7,232,687	1,254,150	352,600	14,593	14,367,410
2012	5,323,121	6,017,127	1,345,800	378,435	18,274	13,475,328
2011	4,009,430	4,927,490	1,106,980	310,825	18,898	10,986,864
2010	5,085,580	5,109,201	1,953,360	332,160	22,086	11,752,388
2009	5,322,095	5,139,387	1,251,800	347,565	25,679	12,086,526
2008	4,480,655	6,310,086	1,068,900	296,955	35,288	12,191,884