

**TITLE 1: GOVERNMENT**  
**DIVISION 3: JUDICIAL BRANCH**

**§ 3706. Land Commission Transfer of Documents to Recorder's Office.**

The Land Commission shall promptly record all certificates of title at the Commonwealth Recorder's Office.

**Source:** PL 3-64, § 2; amended by PL 10-33, § 2; repealed and re-enacted by PL 21-39, § 3 (Jan. 19, 2021), modified.

**Commission Comment:** PL 10-33 took effect October 4, 1996. According to PL 10-33, § 1:

Section 1. Findings. The Legislature finds that requiring residents of Tinian and Rota to travel to Saipan whenever they have document which needs to be filed with the Commonwealth Recorder imposes significant additional burden and expenses on citizens of the First and Second Senatorial Districts. In addition, because recipients of interests in land are protected against subsequent purchasers only once the interest is recorded, the delays in recording that may result from the present system place residents of Rota and Tinian at increased risk. The purpose of this Act is to remedy those inequities and alleviate these difficulties by providing an efficient and effective means by which documents can be filed for recording through the Rota and Tinian offices of the Clerk of Court for the Commonwealth Superior Court. At the present time, we have only one title insurance company left operating on island. Their greatest concern is the "lag time" between filing a document with the clerk of court on Tinian or Rota, and the arrival and acceptance of the document on Saipan. The Legislature further finds that the aforementioned changes may significantly add to the cost of their doing business here in the Commonwealth. Therefore, the Legislature finds that it is necessary to install computers with scanners on Tinian and Rota. Documents filed there would be scanned and then transmitted to Saipan instantly in electronic form.