



**Chester County Recorder of Deeds Candidate Interview**  
**Rick Loughery**

1. Why are you running as a candidate for Recorder of Deeds?

I was born and raised in Chester County. As a leader and elected official in my community, I've grown to appreciate good government. As a member of the team that has helped to make Chester County one of the best-managed counties in the nation, I want to continue to help promote and preserve good government now and for the future. As our next Recorder, that means making sure the office provides a quality service, especially to those in the real estate community, while keeping costs low. Last year, the office brought in over two million dollars to the county general fund which not only proves the office runs well, but that this office is able to help the county balance its budget. And, I want to do my part as a good government advocate to meet the needs of the citizens in this county and make sure they get the best services for their tax dollars.

2. How has your educational background and work experience made you the best candidate for the office?

Currently, I work with Commissioner Terence Farrell where I have been member of the team that has helped make Chester County one of the best-managed counties in the nation. I have first-hand experience with county budgets, personnel, and operations. I have a master's degree focused in Public Administration, providing me with the skills to manage the office. I was an elected township Auditor in Schuylkill Township, where I promoted good fiscal policy and held officials accountable for the taxpayers. Combined, this background will allow me to serve and excel as our next Recorder of Deeds.

3. What are the most pressing issues facing the Recorder of Deeds office and what are your plans to address them?

This office runs like a business. It has an excellent reputation for its services and product. That's thanks to a continued investment in technology by our previous Recorders, and I plan to continue this trend. Over 40% of our documents are processed through e-recording, which reduces costs to the office while making business easier for the real estate community. Technology is key for any office, but especially this one due to the significant nature of property records and real estate's role as a linchpin in our economy. This year, the Recorder's office is scheduled to transition into the Eagle recording system replacing the current iCRIS system. The office will add four new e-recording stations for increased volume, and it's my hope that we can further increase the volume of documents processed via e-recording beyond 50%, and higher. The next Recorder is going to have to guide the public, and the county's real estate community, through that transition, which will be one of the most pressing issues in the first year. Under my watch, our local Realtors will be included in that conversation, so we can swiftly and effectively work out any questions, concerns or issues that may arise during the transition period. I want the transition to the new system to be as seamless as possible.

4. In terms of the 2012 county budget, how will you ensure that the Recorder's office remains funded at a level that supports the continued availability and accuracy of real estate records in the county? Are there ways that operations in the Recorder's office



can be streamlined and made more efficient without sacrificing the quality of the end product?

The office is self-sufficient. It's a money-maker for the county, and the Commissioners value that aspect of it and, with two former Records now sitting Commissioners, they certainly understand the needs and functions of the office. I do not foresee cuts to services because my overall goal is to preserve our reputation for top notch service, and improve upon it. The budget is a balancing act between needs, wants and resources. I will work with the staff to ensure we fund our needs with available resources while planning and saving for our advancements to the office. So, the essential services of the Recorder's office, such as maintaining its lauded 24-hour turn around period for the recording process, are my top budgetary priority. We should continue to work aspects of private business into the office. If we need further investment, especially into technology, I am going to make sure that happens. There are procedures in the recording process which could be further computerized, such as document labeling, and that's something we can look at. This office is known for being the technological leader among county offices in Chester County, and even one of the top offices among Recorders of Deeds across the state. And that is the foundation I plan to build upon.

5. Are there best deed-recording practices in other counties around the country that should be considered for Chester County?

I just had a meeting with a group of title searchers who said the Chester County Recorder's Office is the best office in the state. While I'm proud of that distinction, I know there is always room for improvement and I will go into the position with an open mind. I plan to get involved in the state and national associations of the Recorder of Deeds, visit other Recorders' offices and bring some fresh ideas back to the county.

The office balances its books on a daily basis, which makes it difficult to accept personal checks. However, my plan is to bring in credit card transactions to increase payment options. Also, the E-verify program is another technology that I want to look into. I am also looking into some additional anti-fraud programs that will add new layers of security for property owners in the county. It started with the UPI system, and now I want to take it a step further. It's important for you, as Realtors, to be able to tell your clients that Chester County not only is a safe community, but our property records and data are secure as well.

6. Have you been endorsed by any political party or organization?

I am endorsed by the Chester County Republican Party. I am also endorsed by Commissioners Costello and Farrell, who are former Chester County Recorders of Deeds. They know the type of leadership needed for the office, and I'm proud to have their support.

7. Why should a REALTOR® vote for you?

Real estate plays an important role in our economy. So, it is important to understand the types of things that affect it, like real estate taxes, recording fees, private transfer fees etc. The Recorder of Deeds is one of the only elected positions that has a priority to work with our Realtors. And, as Recorder, I'd like to be an advocate for the real estate community in Chester County because there are a lot of government hurdles in what you do, and I believe I can help by, specifically,



opposing increases in recording fees and working with our Commissioners, legislators and officials at the state level. If I can be an ambassador or a support structure in any way, I would like to do that. I know Realtors, and this industry at-large, have had a rough few years, but the long term picture looks better. As the fastest growing county in Pennsylvania, I think we will see a growth in the industry here in Chester County. But, I want to see government as a partner, not get in the way of what you do. I want to see this office move forward, become more efficient and more technologically savvy, and working together we can make that happen. I will be a Recorder that includes Realtors in the conversation about my plans for the office and its future.

Having worked with its staff for years now, I have a unique understanding of this office, its challenges and a familiarity with the recording process that other candidates do not. My background, experience and knowledge of the office will allow me to excel as your next Recorder starting on day one.