



**National Commercial Services**  
Nationwide Coverage. Personal Commitment.

## **TIRBOP Manual Revision**

### **Effective May 1, 2020**

The Pennsylvania Insurance Department has approved a Manual Revision filing applicable to all closings occurring on and after May 1, 2020. A summary of the changes in the approved Revised Manual follows:

#### **RATE INCREASE**

- Increasing the charge for endorsements priced as a flat fee by 100% for those endorsements which have charges of less than \$250 and increasing the charge for those endorsements with flat fees equal to or in excess of \$250 by the amount of \$200.
- Increasing the flat charges in Sections 5.7C, 5.8B and C, 5.9B and C and 5.11B of the Manual.
- Increasing the minimum charge for endorsements priced as a percentage of the otherwise applicable rate if the minimum charge is \$100 or less.

#### **MANUAL REVISIONS**

Almost all of the subsections in Section 6 Endorsements and Rates of the Manual are revised to adjust the flat fee rates and minimum charges as approved by the Department.

For example, the flat fee for commonly issued endorsements such as the PA 100 (Covenants, Conditions and Restrictions), PA300 (Survey Exception), PA710 (Variable Rate) and PA900 (Environmental Protection Lien) will be increased from \$50.00 to \$100.00 and the minimum Charge for the PA1030 (Restrictions, Encroachments, Minerals) will be increased from \$75.00 to \$150.00.

In addition, flat fee endorsements such as the PA1210 (Indirect Access and Entry) will increase from \$250.00 to \$450.00 while others like the PA1551 (Utility Access) will increase from \$500.00 to \$700.00.

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## **MANUAL REVISIONS CONTINUED**

Sections 5.7C, 5.8B and C, 5.9B and C and 5.11B of the Manual are revised to incorporate the following changes:

- The fee for the PA1600 (Assignment of Mortgage) will be increased from \$500.00 to \$700.00.
- The Charge for the ALTA Short Form Residential Loan Policy shall be increased from \$100.00 to \$200.00 in addition to the otherwise applicable Charge.
- The Charge for the Expanded Coverage Residential Loan Policy flat endorsement fee will be increased from \$200.00 to \$400.00.
- The Charge for the PA 1520 (Disbursement) will be increased from \$100.00 to \$200.00.

Lastly, Section 5.11 I. was deleted. This Section operated to prohibit the postponement of the issuance of an owner's policy with respect to the Expanded Coverage Residential Policy so such postponement will be permitted as set forth in the Manual.

**An updated manual and a revised endorsement chart are being distributed with this Bulletin (click each link to access).**

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