

An Act relating to conveyances; requiring instruments affecting title to real property to contain certain legal descriptions; defining term; prescribing requirements; prohibiting presentation of nonconforming instruments for recording; prohibiting recordation of nonconforming instruments; authorizing recovery of expenses related to nonconforming legal descriptions; prescribing measure of damages; providing for time period within which action may be brought; providing for applicability of legal description requirement in instruments presented for recording on and after certain date; providing for applicability of provisions authorizing civil recovery for damages based upon nonconforming instruments; defining terms; requiring releases for certain liens; providing for exceptions; requiring release to contain certain statement; prescribing requirements for filing of lien releases; prescribing time period for filing of release; authorizing procedure for demand of lien release; creating civil cause of action; imposing condition precedent for maintenance of action; authorizing certain material to be included in pleadings; authorizing attorney fees for prevailing parties; providing for codification; and providing an effective date.