

TIRBOP Manual Revision Effective September 1, 2022

The Pennsylvania Insurance Department has approved a Manual Revision filing applicable to all closings occurring on and after September 1, 2022. A summary of the changes in the approved Revised Manual follows.

The filing includes six (6) revised policy forms, sixteen (16) revised endorsement forms, four (4) new endorsement forms, and a revised Closing Protection Letter (“CPL”). In addition, the existing six (6) policy forms being replaced, the sixteen (16) endorsement forms being replaced, and the CPL being replaced are all being withdrawn.

New Policy Forms (click each of the hyperlinked Policies for the form)

The new forms are all based on the 2021 ALTA Policy Forms (07-01-2021), as modified by TIRBOP where noted.

[Owner’s Policy \(as modified by TIRBOP\)](#)

[Loan Policy \(as modified by TIRBOP\)](#)

[Short Form Residential Loan Policy – Current Assessments \(as modified by TIRBOP\)](#)

[Expanded Coverage Residential Loan Policy - Current Assessments \(as modified by TIRBOP\)](#)

[Short Form Expanded Coverage Residential Loan Policy – Current Assessments](#)

[Homeowner’s Policy \(as modified by TIRBOP\)](#)

Revised Endorsements

The following existing forms have been replaced to conform to ALTA’s 2021 version of the endorsement. Click each of the hyperlinked Endorsements for the new form.

[TIRBOP Endorsement 500](#)

[TIRBOP Endorsement 501](#)

[TIRBOP Endorsement 710](#)

[TIRBOP Endorsement 710-6.2](#)

[TIRBOP Endorsement 810](#)

[TIRBOP Endorsement 900](#)

[TIRBOP Endorsement 1150](#)

[TIRBOP Endorsement 1220](#)

[TIRBOP Endorsement 1260](#)

[TIRBOP Endorsement 1312](#)

[TIRBOP Endorsement 1313](#)

[TIRBOP Endorsement 1500](#)

[TIRBOP Endorsement 1510](#)

[TIRBOP Endorsement 1530](#)

[TIRBOP Endorsement 1540](#)

[TIRBOP Endorsement 1600](#)

New Endorsements

The following new endorsements have been filed. Click each of the hyperlinked Endorsements for the form.

[TIRBOP Endorsement 1231 \(ALTA Endorsement 18.3-06\) - Single Tax Parcel and ID](#)

Owner's and/or Loan Policy / This endorsement provides coverage with regard to assessment as a single tax parcel and the failure of a portion of the Land to be taxed as a specified tax lot. The Charge for this endorsement is \$200.00. Use of this endorsement is prohibited in conjunction with the issuance of owner's and/or loan policies insuring 1-4 family residential property

[TIRBOP Endorsement 1241 \(ALTA Endorsement 18.2-06\) - Multiple Tax Parcels](#)

Owner's and/or Loan Policy / This endorsement provides coverage with regard to assessment as multiple tax parcels and the failure of a portion of the Land to be taxed as a specified tax lot. The Charge for this endorsement is \$200.00. Use of this endorsement is prohibited in conjunction with the issuance of owner's and/or loan policies insuring 1-4 family residential property.

[TIRBOP Endorsement 1601 \(ALTA Endorsement 10.1, as modified by TIRBOP\) – Assignment and Date Down](#)

Loan Policy Only / This endorsement insures against loss or damage from (i) the failure of the post-policy assignment of the Insured Mortgage to vest title to the Insured Mortgage in the assignee, (ii) taxes and assessments due as of the date of endorsement, (iii) lack of priority over defects, liens or encumbrances other than those shown in the policy or a prior endorsement, (iv) Notices of Federal Tax Liens or pending bankruptcy proceedings arising subsequent to the Date of Policy but prior to date of endorsement and (v) any recorded modification, reconveyance, release or satisfaction of the Insured Mortgage prior to the date of endorsement. In order to issue this endorsement, the title must be certified down from the date of the recording of the mortgage through the date of the recording of the assignment. The Charge for this endorsement is 60% of the Non-Sale Rate, in accordance with Section 5.7.D.

[TIRBOP Endorsement 1661 \(ALTA Endorsement 34.1\) – Identified Exception & Identified Risk Coverage](#)

Owner's and/or Loan Policy / This endorsement insures loss or damage resulting from (i) the exercise or enforcement of an Identified Risk inserted/described in the body of the endorsement and (ii) the release of a prospective purchaser or lessee of the Title or lender on the Title from the obligation to purchase, lease or lend as a result of the Identified Risk arising out of the Identified Exception. The Charge for this endorsement is \$200.00

[Click here for the complete revised Endorsement Chart](#)

Manual Changes

Several sections of the Rate Manual were revised including the sections referring to the revised endorsements discussed above.

[Click here for the complete revised Rate Manual](#)

1. Section 3.5:

This section is updated to reflect adoption of the April 2, 2021, ALTA CPL. Unlike the previously adopted CPL, which is being replaced, the revised CPL is not modified by TIRBOP.

2. Sections 5.2 E and 5.3 E:

These provisions are revised to reflect a change in approach from “Postponement of Owner’s Policy” to “Insuring Mortgage Within 12 Months of Date of Acquisition.” The changes affect both the company or agent procedure (section 5.2 E) and the approved attorney procedure (section 5.3 E). Section 5.2 E retains the allowance for a work Charge, which was unique to that section. These sections are revised solely to create greater clarity in the date and timing process related to the issuance of the owner’s policy. There is no rate implication or change to the Charge associated with these sections.

3. Section 5.7:

The heading of this section is updated to clarify and reflect that there will now be two assignment endorsements, namely, the TIRBOP 1600 (ALTA 10) – Assignment and the new TIRBOP 1601 (ALTA 10.1, as modified by TIRBOP) – Assignment and Date Down, and that this section of the Manual applies to both endorsements as specified therein. Section 5.7 D, which already contemplated the type of coverage that will now be provided by the new TIRBOP 1601, is revised to specifically reference the new TIRBOP 1601.

4. Section 5.12:

This section is not affected by the revised or new endorsement forms being adopted but is revised to clarify that the basis for calculating the Charge for a co-insurance endorsement applies to both the TIRBOP 1610 (ALTA 23-06) – Co-Insurance – Single Policy and the TIRBOP 1611 (ALTA 23.1-06) – Co-Insurance – Multiple Policies.

5. Sections 6.44.1 and 6.45.1:

These sections have been newly included to address the new TIRBOP 1231 (ALTA 18.3-06) – Single Tax Parcel and ID, and TIRBOP 1241 (ALTA 18.2-06) – Multiple Tax Parcels, which are being adopted for the first time. These new endorsement forms are variations in the same series as the existing TIRBOP 1230 (ALTA 18-06) – Single Tax Parcel, and the existing TIRBOP 1240 (ALTA 18.1-06) – Multiple Tax Parcels – Easements. As reflected in the redlined Manual enclosed herewith, the language for these new provisions tracks the existing language in Manual sections 6.44 for the TIRBOP 1230 and 6.45 for the TIRBOP 1240. Like the existing endorsement forms in this series, both of these new endorsement forms will be prohibited for use with Owner’s Policies or Loan Policies insuring 1-4 family residential property.

6. Section 6.86.1:

This section is new and addresses the new TIRBOP 1601 (ALTA 10.1, as modified by TIRBOP) – Assignment and Date Down. This new endorsement form is in the same series as the existing TIRBOP 1600 (ALTA 10) – Assignment, an updated version of which is included in the Rating Bureau’s Form Filing. This section of the Manual further points to section 5.7 D for determination of the Charge for this endorsement.

7. Section 6.88:

Changes to this provision are necessitated because the existing TIRBOP 1620 (ALTA 39-06) – Policy Authentication endorsement will be limited in its issuance going forward. This is because the 2021 ALTA policy forms being adopted now include the coverage provided by this endorsement. Accordingly, this endorsement should not be issued with policies that otherwise provide this coverage.

8. Section 6.92.1:

This section is new and addresses the new TIRBOP 1661 (ALTA 34.1) – Identified Exception & Identified Risk Coverage. The TIRBOP 1661 is a variation in the same series that includes the existing TIRBOP 1660 (ALTA 34-06) – Identified Risk Coverage.

Closing Protection Letter-Single Transaction

A revised Closing Protection Letter has been filed although as previously advised the FNF brands utilize a slightly revised form.

The complete revised Manual, the six new policy forms, the 4 new endorsements, the 16 revised endorsements, and an updated endorsement chart are embedded in this Bulletin for your reference.