



# ALERT!

## **ADDITIONAL FEES TO BE COLLECTED BY THE COUNTY RECORDER STARTING JANUARY 1, 2018**

### **SB 2 BUILDING HOMES AND JOBS ACT**

***This act imposes a new recording fee surcharge effective January 1, 2018.***

*The current recording fee will increase by \$75 per real estate instrument, per each single transaction per parcel of real property. This is in addition to other recording fees that may apply to a document. The maximum extra fee allowable in connection with the act is \$225 per single transaction, per parcel.*

***There are, however, two exemptions to the new surcharge:*** the ***first exemption*** is for any real estate instrument recorded in connection with a transfer subject to the documentary tax; the ***second exemption*** is on any real estate instrument recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupant. The term “in connection with” is not defined within the act, and it is unclear whether a county recorder will know if a document, whenever it is recorded, is recorded in connection with an exempt transfer. Under the new law a real estate instrument is defined to include, but not be limited to, a list of more than 20 documents (as noted below).

*Source: CLTA Legislative summary*

27388.1.  
(a)(1) Commencing January 1, 2018, and except as provided in paragraph (2), in addition to any other recording fees specified in this code, a fee of seventy-five dollars (\$75) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225). “Real estate instrument, paper, or notice” means a document relating to real property, including, but not limited to, the following: deed, grant deed, trustee’s deed, deed of trust, reconveyance, quit claim deed, fictitious deed of trust, assignment of deed of trust, request for notice of default, abstract of judgment, subordination agreement, declaration of homestead, abandonment of homestead, notice of default, release or discharge, easement, notice of trustee sale, notice of completion, UCC financing statement, mechanic’s lien, maps, and covenants, conditions, and restrictions.

<https://leginfo.legislature.ca.gov>

Effective 10.27.17 LE | Old Republic Title is providing this information as a free customer service and makes no warranties or representations as to its accuracy.

Old Republic Title strongly recommends that consumers confer with their title insurer as underwriting requirements vary among companies and further, obtain guidance and advice from qualified professionals, including attorneys specializing in Real Property, Trusts and/or Title Insurance to get more detailed, and current, information as to any particular situation affecting them.

