



**C L E R K – R E C O R D E R – R E G I S T R A R**  
**CLERK OF THE BOARD OF SUPERVISORS**  
**COUNTY OF MONO**

**P.O. BOX 237, BRIDGEPORT, CALIFORNIA 93517**  
**(760) 932-5530 • FAX (760) 932-5531**

*Scheereen Dedman*  
*Clerk-Recorder-Registrar*  
*760-932-5538*  
[sdedman@mono.ca.gov](mailto:sdedman@mono.ca.gov)

*Queenie Barnard*  
*Assistant Clerk-Recorder-Registrar*  
*760-932-5534*  
[qbarbard@mono.ca.gov](mailto:qbarbard@mono.ca.gov)

## **Background**

The California Fair Employment and Housing Act prohibits discrimination in housing based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. Government Code Section 12956.2(a) (GC §12956.2(a)) provides that any deed or other recorded instrument that contains unlawfully discriminatory language forbidding or restricting the right of any person to sell, buy, lease, rent, use or occupy the property on account of any of the characteristics specified above, may be revised to remove such unlawful language.

Pursuant to the 2021 legislation set forth in California Assembly Bill (AB) 1466 and California Government Code Section 12956.3 (GC §12956.3), the Mono County Clerk-Recorder has established a Restrictive Covenant Modification Program to proactively identify and redact unlawfully restrictive language that may be found in the public record.

## **Plan**

Our plan will be in place starting July 1, 2022, per the requirements of GC Section 12956.3. Beginning after July 1, 2022, with the implementation of the plan, we will begin the process of examining documents using Optical Character Recognition (OCR) technology and manual examination, as needed.

Any record that contains unlawfully restrictive language will be identified, and reviewed by County Counsel. Upon the determination that the Official Record contains an unlawful restriction, a Restrictive Covenant Modification document will be recorded.

## **Timeline**

Implementation of the Restrictive Covenant Modification Program is estimated to begin Fiscal Year 2022-2023. With approximately 18.5 million documents and 28 million images, the program will be completed in five (5) phases:

**Phase 1:** (Fiscal Year 22-23) Manual and OCR process to identify unlawfully restrictive language

**Phase 2:** (Fiscal Year 23-24) Restrictive Covenant Modification document preparation

**Phase 3:** (Fiscal Year 23-24) County Counsel Review

**Phase 4:** (Within 3 Days of Document Returning from County Counsel) Recording process

**Phase 5:** (Within 2 Days of Recording) Indexing process

### **Tracking**

Pursuant to California Government Code Section 27257 (GC §27257), a searchable index is available of all Official Records categorized by Document Type, Name (owner/seller/grantor/grantee), and on specific transfer documents, by Parcel Number.

The Restrictive Covenant Modification document will be indexed in the same manner as the original Official Record being modified, and the effective date of the terms and conditions shall be the same as the effective date of the original record. In addition, the document will be searchable in the public index with the title "RESTRICTIVE COVENANT MODIFICATION".

### **Continued Action**

Pursuant to California Government Code Section 27201 (GC §27201), the recorder shall not refuse any instrument, paper, or notice that is authorized or required by law to be recorded, including one that may contain unlawfully restrictive language. Each new document recorded will be inspected using OCR software, and if identified, will go through the Restrictive Covenant Modification Program.

With continued legislation being introduced regarding unlawful restrictive covenants, this Restrictive Covenant Modification Program may be updated to meet any new statutory requirements.

### **Resources**

[Bill Text - California Assembly Bill 1466](#)

[California Government Code Section 12956.2](#)

[California Government Code Section 27361.4](#)

[California Government Code Section 27257](#)

[California Government Code Section 27201](#)

[Contra Costa County Clerk-Recorder-Elections Website](#)

*Please note, this plan may be updated.*