

NOTICE

NEW FEE FOR THE RECORDING OF REAL ESTATE INSTRUMENTS

In September 2017, the California State Legislature enacted Senate Bill 2 (SB2), also known as the Building Homes and Jobs Act, which requires all county recorders to collect a \$75 fee for the recording of “every real estate instrument, paper, or notice...per each single transaction per parcel of real property.” The new fee also applies to the recording of documents related to mining claims. Fee amounts will vary depending on the number of instruments, papers, and notices requested for recording for each parcel of real property involved each real property transaction. In certain limited situations, a “cap” may apply to limit the fee amount. The fee requirement became effective January 1, 2018 and is in addition to all other applicable recording fees.

Payment of the fee is required unless the recording of an instrument, paper, or notice is expressly excepted by SB2. Under SB2, the recording of an instrument, paper, or notice is excepted from the fee requirement if it is (1) recorded “in connection with” a transfer subject to the imposition of a documentary transfer tax; (2) recorded “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier; (3) requested by an agency or agent of the federal government; or (4) requested by an agency or agent of the state or any county, municipality, or other political subdivision of the state.

It is the responsibility of the recording customer to calculate the proper amount of the fee based on the number of instruments, papers, and notices for each parcel of real property involved each real property transaction requested for recording; whether any exception applies to exempt the customer from paying the fee; whether the statutory “cap” applies to the real property transaction; and to pay the fee. The Mono County Recorder’s Office is requiring all requests to record to include on the face of each instrument, paper, or notice, or as a separate cover sheet, a statement declaring the amount of the fee paid and whether an exemption or the “cap” applies. Failure to include the statement or cover sheet will result in the instrument, paper, or notice being rejected and returned to the customer.

For more information, please contact the Mono County Recorder’s Office at 74 School Street, Annex 1, P.O. Box 237, Bridgeport, CA 93517 or (760) 932-5530.