

NOTICE

NEW FEE FOR THE RECORDING OF REAL ESTATE INSTRUMENTS

Effective January 1, 2018, the recording of all real estate instruments, papers, and notices shall be subject to an additional fee between \$75 and \$225. In September 2017, the State enacted the Building Homes and Jobs Act which requires county recorders to collect a \$75 fee on the recording of "every real estate instrument, paper, or notice...per each single transaction per parcel of real property." The total amount of the fee will vary per transaction based on the number of instruments, papers, and notices requested for recording for each parcel involved in each transaction, but it shall not exceed \$225. This new fee is in addition to all other applicable recording fees.

The Mono County Recorder will collect the new fee unless the recording of an instrument, paper, or notice is expressly excepted by the Act or is exempt from the payment of recording fees by another provision of law. Under the Act, 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 a qualifying agency or agent of the federal government; or (4) requested by the state or any of its agencies or any county, municipality, or other political subdivision of the state.

Payment of the new fee is the responsibility of the recording customer. Beginning January 1, 2018, all requests to record must include on the face of each instrument, paper, or notice, or as a separate cover sheet, a statement indicating whether an exemption applies. Failure to include the cover sheet or statement will result in either the customer being charged the fee or the instrument, paper, or notice being rejected and returned to the customer.

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