



RECORDER-COUNTY CLERK

BOB DUTTON

Assessor-Recorder-County Clerk

## ---PUBLIC NOTICE---

### Senate Bill (SB) 2 – Building Homes and Jobs Act

Effective **January 1, 2018**, in accordance with the legislative amendment of Government Code § 27388.1, documents accepted for recording may be charged an additional **\$75** fee. This is a state law that County Recorders must follow. The code reads:

“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).”

**This fee will be calculated per document, with a maximum of \$225 based on the number of documents and titles.**

“The fee shall not be imposed on any real estate instrument, paper, or notice recorded in connection with a transfer subject to the imposition of a documentary transfer tax (DDT) as defined in the Revenue and Taxation Code § 11911 or on any real estate instrument, paper, or notice recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.”

**Documents believed to be exempt from paying the fee must identify a valid exemption on the face of the document, or on a document cover page, when submitted for recording. If no valid exemption is declared, the fee may be assessed.**

Any grievances from constituents regarding this new state law should be expressed to their state legislator and Governor Jerry Brown.

**Governor Jerry Brown**  
State Capitol, Suite 1173  
Sacramento, CA 95814  
916.445.2841  
[www.gov.ca.gov](http://www.gov.ca.gov)

**State Legislator Directory**  
<http://findyourrep.legislature.ca.gov/>

**SB 2 Law Information:**  
[www.bit.ly/SB2statefee](http://www.bit.ly/SB2statefee)



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## California Government Code § 27388.1 Building Homes and Jobs Act Fee Grid

<b>DOCUMENTS W/Exemption</b>	
1 document, 1 document title = \$0 No DTT <b>TOTAL - \$0</b>	All documents which have a valid exemption stated on the face of the document are exempt and NO fee will be assessed.
<b>INDIVIDUAL &amp; CONCURRENT DOCUMENTS- DTT PAID</b>	
1 document, 1 document title = \$0 DTT Paid <b>TOTAL - \$0</b>	Any document with paid DTT is exempt and NO fee will be assessed.
4 documents each with 1 document title = \$0 DTT Paid on one document <b>TOTAL - \$0</b>	Any document(s) submitted in the same transaction "in connection with" documents that has DTT paid are exempt and NO fee will be assessed.
<b>INDIVIDUAL DOCUMENTS- NO DTT</b>	
1 document, 1 document title = \$75 No DTT <b>TOTAL - \$75</b>	1 <sup>st</sup> title charged \$75 includes any parcel
1 document, 2 document titles = \$150 No DTT <b>TOTAL = \$150</b>	
1 document, 4 document titles = \$225 No DTT <b>TOTAL = \$225</b>	\$75 cannot be assessed on remaining documents, titles or parcels because the cap is reached.
<b>CONCURRENT DOCUMENTS</b>	
3 documents, 3 document titles = \$225 No DTT <b>TOTAL = \$225</b>	
4 documents, 5 document titles = \$225 No DTT <b>TOTAL = \$225</b>	\$75 cannot be assessed on remaining documents, titles or parcels because the cap is reached.
<b>No CAP – Unrelated Documents</b>	
5 documents– 1 title each No DTT, <b>non-related, but sent in together,</b>  TOTAL: \$75.00 x 5 = \$375.00	Because these documents are unrelated, each will be charged the \$75. For example, 5 lien releases mailed in together with 5 different names.

**Notes:**

1. The definition of a parcel is, "a piece of land of any size that is in one ownership." (1984, [American Institute of Real Estate Appraisers; The Dictionary of Real Estate Appraisal](#)). The Recorder does not determine or dissect parcel information as this is not a function of the Recorder. As such, the County Recorders Association of California (CRAC) has determined SB2 fees will be calculated as one parcel being the same as one transaction with the single charge of \$75.
2. Transaction is defined and "refers to an instrument, paper or notice presented together and related to the same parties and property." ([CRAC](#))
3. Calculation per title - GC § [27361.1](#), states in part: "Whenever two or more instruments, papers, or notices are serially incorporated on one form or sheet, or are attached to one another, except as an exhibit marked as such, each instrument, paper, or notice shall be considered to be a separate instrument, paper, or notice for the purpose of computing the fee established by § 27361 of this code."