SB 255 FEE

- **Assessor-Recorder worked with the Auditor's Office to derive the $5.00 Fee to cover the cost of implementing SB 255.**

- **An ICRP was conducted to calculate costs such as labor, materials, postage, and indirect costs associated with implementing SB 255.**

- **The result was $5.10, rounded down to $5.00**

SB-255 County recorders: notification. (2025-2026)

SHARE THIS:

Date Published: 10/07/2025 02:00 PM

Senate Bill No. 255

CHAPTER 351

An act to repeal and add Section 27297.7 of the Government Code, relating to local government.

[Approved by Governor October 06, 2025. Filed with Secretary of State October 06, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 255, Seyarto. County recorders: notification.

Existing law establishes the office of county recorder and requires the county recorder to accept for recordation any instrument, paper, or notice that is authorized or required to be recorded, subject to the collection of specified fees. Existing law requires the county recorder to maintain various indices of specified documents and records.

Existing law authorizes the county recorder, following adoption of an authorizing resolution by the board of supervisors, within 30 days of recordation of a deed, quitclaim, or deed of trust, to notify by mail the party or parties executing the document. Existing law authorizes the recorder to require, as a condition of recording, that a deed, quitclaim, or deed of trust indicate the assessor's identification number or numbers that fully contain the real property described in the legal description, in accordance with a specified format. Existing law also authorizes the Los Angeles County Recorder, until January 1, 2030, and subject to authorization by the Los Angeles County Board of Supervisors, to provide notice by mail to the party or parties subject to a notice of default or notice of sale of a property within a prescribed timeframe following recordation.

This bill would require, on or before January 1, 2027, each county within the state to establish a recorder notification program and the board of supervisors of each county to adopt an authorizing resolution for these purposes. Pursuant to the program and following the adoption of an authorizing resolution, the county recorder, or a designee authorized by the county board of supervisors, would be required, within 30 days of recordation of a deed, quitclaim deed, mortgage, or deed of trust, to notify the parties executing the document by mail in accordance with certain procedures. The bill would also authorize the county recorder, in addition to the mailed notice, to establish an electronic notification program. The bill would create an exemption from these requirements for the recordation of certain documents where a state or local government is the grantee. The bill would also authorize the county recorder to collect a fee from the party filing the deed, quitclaim deed, mortgage, or deed of trust in an amount that does not exceed the reasonable costs of services of the county to comply with these provisions. The bill would create an exception from these requirements for the above-described notification program for the County of Los Angeles. By imposing new duties on county officials and employees, the bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.
Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 27297.7 of the Government Code is repealed.

SEC. 2. Section 27297.7 is added to the Government Code, to read:

27297.7. (a) On or before January 1, 2027, each county within the state shall establish a recorder notification program, in accordance with this section, and the board of supervisors of each county shall adopt an authorizing resolution for these purposes.

(b) (1) Following adoption of an authorizing resolution by the board of supervisors, the county recorder shall, within 30 days of recordation of a deed, quitclaim deed, mortgage, or deed of trust, notify by mail the party or parties executing the document. The notification shall be sent to the address for mailing tax bills that was established prior to the recording of the document.

(2) The recorder may require, as a condition of recording, that a deed, quitclaim deed, mortgage, or deed of trust indicate the assessor's identification number or numbers that fully contain all, or a portion of, the real property described in the legal description. If the description contains more than one assessor's parcel, all assessor's parcels shall be indicated. If assessor's identification numbers are required, they shall be listed on the first page of the document. The recorder may rely on the assessor's identification numbers as indicated on the document. The form of the entry shall be substantially as follows:

Assessor's Identification Number __-__-__.

(3) In addition to the mailed notice required by paragraph (1), the county recorder may establish an electronic notification program that notifies parties upon recording of a deed, quitclaim deed, mortgage, or deed of trust.

(c) This section shall not apply to the recordation of any document where the federal government, or state, county, city, or any subdivision of the state is the grantee.

(d) The failure of the county recorder to provide the notice as permitted by this section shall not result in any liability against the recorder or the county. In the event that the notice is returned to the recorder by the postal service as undeliverable, the recorder is not required to retain the returned notice.

(e) Where the county recorder contracts with any party or parties for the performance of the processing or the mailing of the notice, or both, as authorized by this section, the contract shall be awarded by competitive bid. The county recorder shall solicit written bids for the contract in a newspaper of general circulation in the county, and all bids received shall be publicly opened and the contract awarded to the lowest responsible bidder. If the county recorder or their designee deems the acceptance of the lowest responsible bid is not in the best interest of the county, all bids may be rejected.

(f) In addition to any other recording fee, the board of supervisors may authorize the county recorder to collect a fee from the party filing a deed, quitclaim deed, mortgage, or deed of trust for the cost of implementing the program pursuant to this section. The fee shall not exceed the reasonable costs of services of the county to provide a recorder notification program and to comply with this section. This fee shall not be charged until at least 120 days following the establishment of the fee and public notification of the fee and the effective date.

(g) This section shall not apply to a county that operates a notification program pursuant to Section 27297.6.

SEC. 3. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.