



COUNTY OF ALPINE
Office of Assessor/Recorder

Donald O'Connor,
Alpine County Assessor/Recorder

Memorandum

12/13/2017

TO: All Document Recording Customers

FROM: Alpine County Recorder

SUBJECT: SB2 EXEMPTIONS

The California Legislature passed and the Governor signed Senate Bill 2, Chapter 2.5 of the Statutes of 2017 changing that effective January 1, 2018, recordable documents may be charged a fee to support the Building Homes and Jobs Act.

The bill imposes a mandate on County Recorders to charge an additional \$75 at the time of recording 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 transaction per parcel of real property, not to exceed \$225.

Documents believed to be exempt from paying the \$75 Building Homes and Jobs Act fee must have an exemption on the face of the document, or on the cover page, prior to depositing with the Recorder. The following exemptions may apply:

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax", **or**
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier", **or**
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225 reached"
- Exempt from the fee per GC 27388.1 (a) (1) Not related to real property

Failure to include an exemption reason will result in the imposition of the \$75 Building Homes and Jobs Act fee per document title. Fees collected are deposited to the state and may not be available for refund.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME

STREET
ADDRESS

CITY, STATE &
ZIP CODE

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) 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 (\$225.00).

Reason for Exemption:

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

Government

Departments

Discover

How Do I...?

Search



Engage your community - connect to news, events and information you care about. [View more information...](#)

[Sign In](#)

Select Language |

[Home](#) > [Departments](#) > [Assessor / Recorder](#) > Recorder's Office

[Calamity or Misfortune Tax Relief](#)

[About the Assessor / Recorders office](#)

[Search Assessor & Recorder Information](#)

[Frequently Asked Questions](#)

[Birth, Death & Marriage Certificates](#)

[Assessor / Recorder Documents](#)

[Maps & Property Information](#)

[Assessor / Recorder's Fee Schedule](#)

[Recorder's Office](#)

[Decrease My Taxes](#)



ALPINE COUNTY
Contacts

[Alert Center](#)

[Bids & RFPs](#)

[County Code](#)

[Dial-A-Ride](#)

[Employment](#)

[Media Center](#)

[Road Conditions](#)

[Weather](#)

[Tax Lien Info](#)

Recorder's Office

Public Notice

Senate Bill (SB) 2 - Affordable Housing and Jobs Act Fee

Effective January 1, 2018, pursuant to SB2, documents accepted for recording at the Alpine County Recorder's Office may be charged an additional \$75 fee as follows:

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 as defined in Section 11911 of the Revenue and Taxation Code 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.

- A declaration of valid exemption may be placed on the face of each document, or on a document cover page, which shall become part of the document, prior to depositing with the Recorder. If no valid exemption is declared, the fee will be assessed.

This requirement is being made in accordance with the legislative amendment of Government Code § 27388.1

Click [here](#) for a memo regarding the SB2 exemption options.

Click [here](#) for a sample cover sheet with the SB2 exemptions on it.

[Search for recorded documents online](#)

Recording Requirements

Documents may be presented for recording to the Recorder's Office. Documents may be mailed or brought to the office for recording. All applicable fees must be paid at the time of recording. Each document presented for recording must include or comply with the following general requirements:

- The property must be located in Alpine County
- The document must be authorized or required by law to be recorded (GC 29201)
- The document must be submitted with the proper fees and taxes (GC 6103, 27201, 27261)
- The document must be in compliance with state and local laws
- The document should name the person requesting the recording (GC 27361.6)
- The document should state the name and address of whom the document should be returned. Fill in "recording requested by and mail to" (GC 27361.6)
- The entire document, including the notary seal, must be legible enough to produce a readable photographic record (GC 27201, 27361.6, 27361.7, and 8207)
- Signatures must be original unless the document is a certified copy issued by the appropriate custodian of the public record (GC 27201b)
- The document must be properly acknowledged, unless exempt (California requires an all-purpose acknowledgment) (GC 27201, 27289, 27285, 27287, 27288)
- The Assessor's parcel number is required on all conveyances by local ordinance (R&T code 11911.1)
- The document meets the criteria in [Government Code 27361.6](#)
- As of January 1, 2015, must meet AB 1050, an act to amend Sections 1189 and 1195 of the Civil Code, and to amend Section 8202 of the Government Code, relating to notaries public.

Forms may be obtained from attorneys, real estate professionals, stationery or office supply stores or from other legal forms web sites such as [Sacramento Law Library](#). Our office is precluded from providing legal advice per Business and