

NOTIFICATION OF RECORDATION POLICY



Los Angeles County



Pursuant to Government Code Section 27297.6, the Los Angeles County Recorder's Office has implemented a **Fraud Notification of Recordation** policy whereby a "Notice" will be mailed to the last owner of record when a Deed, Deed of Trust or other similar document is recorded, informing the owner of the recording of the document.

Effective August 1, 2011 pursuant to Government Code 27297.6 and Section 27387.1, the Los Angeles County Registrar-Recorder /County Clerk will apply a **\$4.00 Fraud Notification fee** from the party filing the deed to the base recording fee for *all* Deeds, Quitclaim Deeds, or Deeds of Trust.

The recorder may require, as a condition of recording, that a deed, quitclaim deed, 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. The form of the entry shall be substantially as follows:

Assessor's Identification Number __ - __ - __.

The notification of recordation does not apply to the recordation of any document where the federal government, or state, county, city, or any subdivision of the state acquires title.

For Title Company submissions the Assessor Parcel Number(s) will continue to be required on the additional following document types: Agreements and Contracts of Sale, Assignments of Lease/Subleases, Indentures, Land Patents, Leases/Subleases, Orders (Confirming Sale), and Sheriff's Deeds.

Contact me today for more information or visit <http://boe.ca.gov/lawguides/property/current/ptlg/gov/27297-6.html>

