UNDERSTANDING CALIFORNIA SB 255
PROTECTING PROPERTY OWNERS

California's **Senate Bill (SB) 255** requires counties to establish a Recorder Notification Program by January 1, 2027, designed to help property owners stay informed when certain real estate documents are recorded against their property.

WHAT DOCUMENTS MAY TRIGGER A NOTIFICATION?

County recorders will provide notification when documents such as the following are recorded:

- Deeds
- Quitclaim Deeds
- Mortgages
- Deeds of Trust

WHY SB 255 MATTERS

Property owners may not always be aware when documents affecting their property are recorded. SB 255 aims to increase transparency by providing notification of recorded activity, helping property owners identify potential issues more quickly.

WHAT HOMEOWNERS SHOULD KNOW

County-Based Programs
There is no statewide registration portal. Recorder notification programs will be administered by individual county recorder offices.

Limited Eligibility
Notifications are generally provided to parties identified on the recorded document, such as grantors or grantees.

Exempt Transactions
Certain transactions involving federal, state, or local government entities may be exempt from notification requirements.

County Services May Vary
Some counties may offer additional electronic notification options. Contact your local county recorder's office for available services and enrollment information.

A HELPFUL RESOURCE FOR PROPERTY OWNERS

SB 255 represents an important step toward increasing awareness of recorded property activity throughout California. Property owners are encouraged to stay informed about notification services offered by their local county recorder.

Contact your Fidelity National Title representative for more information on SB 255 and property ownership resources.

This material is provided for informational purposes only and is not intended as legal advice. Please consult legal counsel regarding specific legal matters.

Helping Protect Property Rights Before, During, and After the Closing Table.

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