
THIRD READING

Bill No: AB 1430
Author: Bennett (D)
Amended: 3/17/25 in Assembly
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 6-0, 6/18/25
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Wiener
NO VOTE RECORDED: Seyarto

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 64-1, 5/23/25 - See last page for vote

SUBJECT: County recorders: fees

SOURCE: County Recorders Association of California

DIGEST: This bill increases county recording fees and makes various changes to the allocation of these fees.

ANALYSIS:

Existing law:

- 1) Allows county boards of supervisors to levy authorized fees or charges in amounts reasonably necessary to recover the costs of providing products or services or the cost of enforcing regulations. The fees or charges may reflect the average cost of providing products or services or enforcing regulations, plus limited indirect costs.
- 2) Provides that county recorders are responsible for examining and recording all documents dealing with the ownership of land in counties. These documents include payments of taxes or fees, filings of fictitious business names, deeds, mortgage documents, easements, power of attorney documents, liens, and any documents that affect the ownership of any given property. Other documents

include deeds of trust, court decrees, and many other documents affecting title to real property; commercial code filings; subdivision maps; vital statistics such as births, deaths, and marriages; and other items.

- 3) Allows county recorders to charge a filing fee for recording and indexing every instrument, paper, or notice required or permitted by law to be recorded.
- 4) Limits the maximum charge to \$10 for the recording of the first page and \$3 for each additional page. One dollar of each \$3 dollar fee for an additional page must go into the county general fund. In addition, recorders can also collect a \$1 fee on the first and each additional page if they use it solely to support, maintain, improve, and provide for the full operation for modernized creation, retention, and retrieval of information in each county's system of recorded documents. Recorders have been able to charge an additional \$1 fee for filing every instrument, paper, or notice for record in order to defray the cost of converting the recorder's document storage system to microfilm.

This bill:

- 1) Increases the recording and indexing fee to \$15 for recording the first page and \$4 for recording each additional page at the county recorder's office. It also increases the recorder fee that goes solely to support, maintain, improve, and provide for the full operation for modernized creation, retention, and retrieval of information in each county's system of recorded documents, from \$1 to \$3 for each additional page.
- 2) Prohibits fee amounts from exceeding the reasonable costs of the county recorder's office for providing these services. This measure removes the requirement that one dollar of each \$3 dollar fee for an additional page must go into the county general fund, and instead requires county recorder fees be dedicated to, and solely utilized for, the recorder's office.
- 3) Repeals the January 1, 2026 sunset on provisions that expanded the uses of the fee to over county recorder archive programs and the preservation of recorded documents to electronic media or in a cloud computing storage service.

Background

According to the County Recorders' Association of California, 34 of the 58 county recorders rely on county general funds to for their operations. They want to increase recording fees to alleviate their reliance on county general funds.

Comments

- 1) *Purpose of this bill.* According to the author, “California Recorder’s Offices are supposed to be funded via fees on recorded documents. However, their fees have not been increased since 2011, resulting in growing budget shortages. AB 1430 addresses the fact that it is time for recorder's fees to catch up to the rising costs that recorders' offices face, and clarifies that any dollars raised by their fees must be used to fund the services they provide.”
- 2) *Raise the roof!* AB 1430 increases the fees that county recorders can charge when someone must file a document. While the measure prohibits fee amounts from exceeding the reasonable costs of the county recorder’s office for providing these services, fees could increase by at least 50% as a result of the base recording fee increasing from \$10 to \$15. The supporters of this measure, like the County Recorders’ Association of California, argue this is justified to account for inflation since the last increase in 2009, and to decrease their reliance on county general funds to backfill their offices. This will come as little solace to individuals who seek to record a document and find costs significantly higher than they were the year before. However, since the county recorder will not have to rely on general fund resources for as much support, the county may have additional resources to devote to core programs and services. Does AB 1430 adequately balance increased fees for recorders and impacts on their residents?

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 6/30/25)

County Recorders Association of California (Source)
California State Association of Counties
California State Council of Service Employees International Union
County of Colusa
County of Contra Costa
County of El Dorado
County of Los Angeles
County of Riverside
County of Santa Barbara
County of Solano
County of Sonoma
Rural County Representatives of California
Urban Counties of California

OPPOSITION: (Verified 6/30/25)

None received

ASSEMBLY FLOOR: 64-1, 5/23/25

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Calderon, Caloza, Carrillo, Connolly, Davies, Dixon, Elhawary, Flora, Fong, Gabriel, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Irwin, Jackson, Kalra, Krell, Lee, Lowenthal, McKinnor, Muratsuchi, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Schultz, Solache, Soria, Stefani, Valencia, Wallis, Ward, Wilson, Zbur, Rivas

NOES: DeMaio

NO VOTE RECORDED: Bryan, Castillo, Chen, Ellis, Gallagher, Hoover, Lackey, Macedo, Nguyen, Sanchez, Sharp-Collins, Ta, Tangipa, Wicks

Prepared by: Jonathan Peterson / L. GOV. / (916) 651-4119

7/1/25 16:19:01

**** **END** ****