CALIFORNIA / SB 255

Help clients stay informed about their property.

COUNTY RECORDING NOTICES ADD ANOTHER WAY TO SPOT UNEXPECTED ACTIVITY.

What is SB 255?

California Government Code § 27297.7
Law effective date: January 1, 2026
County implementation deadline: January 1, 2027

By the January 1, 2027 implementation deadline, California counties must establish recording notification programs for certain property documents and adopt authorizing resolutions. These notices can help clients recognize a recording they did not expect or authorize. Statutory exceptions apply, including Los Angeles County's separate program.

HOW THE NOTICE WORKS:

1. **A document is recorded**
   A deed, quitclaim deed, mortgage or deed of trust is recorded with the county.
2. **A notice is mailed**
   Within 30 days, notice goes to the parties identified as signing, using the prior property-tax mailing address.
3. **Your client reviews it**
   Encourage clients to check the notice and investigate any unfamiliar recording promptly.

A SIMPLE EXAMPLE

Someone records a forged deed claiming your client transferred their home. A notice could alert the client to investigate the recording and seek help.

What to tell your clients

- Keep your property-tax mailing address current.
- Review notices, even after a legitimate closing.
- Ask the recorder about optional electronic alerts.
- For an unfamiliar document, obtain a copy from the recorder; suspected fraud warrants prompt legal and law-enforcement help.

The notice comes after recording. It does not prevent fraud, reverse a document or replace title insurance.

Learn more: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB255

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Information current as of October 7, 2026. General information only; not legal advice. Requirements and exceptions vary. Consult the official law, your county recorder and qualified legal counsel for a specific situation.