

CALIFORNIA / SB 255

HELP CLIENTS STAY INFORMED ABOUT THEIR PROPERTY

WHAT IS SB 255?

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
California Legislative Information
California Government Code § 27297.7

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.

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