CALIFORNIA ASSEMBLY BILL 2224
COUNTY RECORDERS: FEES & ELECTRONIC RECORDING

Electronic recording (eRecording) has become an essential component of California's real estate and public records system, allowing documents to be securely submitted and recorded in a digital format.

CURRENT STATUS

- Existing authority for expanded eRecording practices is set to **expire on January 1, 2027**
- Without legislative action, California would revert to **pre-2020 recording rules**
- These prior rules limit:
  - The types of documents eligible for electronic recording
  - Who may submit documents electronically

POTENTIAL IMPACTS WITHOUT EXTENSION

- Increased reliance on **paper-based processes**
- Potential d**elays in document recording and real estate transactions**
- Added **operational demands on county recorder offices**
- Reduced efficiency in document processing statewide

WHAT AB 2224 PROPOSES

AB 2224 addresses these issues by:

- **Extending and formalizing eRecording authority statewide**
- Allowing county recorders to accept **fully digital documents across all document types**
- Continuing the use of **approved and trusted submitters**
- Supporting the use of **secure and modern recording systems**

FEE STRUCTURE UPDATES

The bill also proposes updates to recording fees:

- Allows for a **modest adjustment to base recording fees**
- Maintains existing safeguards to ensure fees reflect the **actual cost of services**
- Removes certain outdated paper-based fees
- Aligns fee structures with **current digital recording practices**

PURPOSE OF THE BILL

Overall, AB 2224 is intended to:

- Provide continuity for electronic recording services
- Support efficient and secure document processing
- Modernize procedures and fee structures
- Reduce disruption risks in county recording operations

MAKE SURE YOUR NEXT TRANSACTION IS NOT AFFECTED BY THIS NEW LAW. STAY EDUCATED ABOUT YOUR NEXT CLOSING.

For the complete details of the bill visit the California Legislative Information website at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB2224

Fidelity National Title

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