LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

DEAN C. LOGAN
Registrar-Recorder/County Clerk

November 10, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

AUTHORIZE THE REGISTRAR-RECORDER/COUNTY CLERK TO UPDATE RECORDING FEES TO ALIGN WITH AB 2224 AND GOVERNMENT CODE 27361(a)

SUBJECT

The Los Angeles County Registrar-Recorder/County Clerk (RR/CC or Department) requests approval from the Los Angeles County Board of Supervisors (Board) to update recording fees to align with the increases authorized by the State legislature in Assembly Bill 2224 (AB 2224) and codified in Government Code Section 27361(a).

Specifically, the RR/CC requests authorization to increase the fees for recording and indexing each instrument, paper, or notice required or permitted by law to be recorded. This includes the base fee for recording the first page and each additional page in accordance with AB 2224. The proposed increase would take effect January 1, 2027, following adoption by the Board.

IT IS RECOMMENDED THAT THE BOARD:

Approve the recorder fee schedule to align with State-authorized increases under AB 2224. For every legally recorded instrument, paper, or notice, the fee will increase as follows:

- First Page: From $10 to $15.
- Each Additional Page: From $3 to $4.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

AB 2224 was approved by the Governor on September 18, 2026 and takes effect January 1, 2027, following adoption by the Board. Government Code section 27361(a), as amended by AB 2224, increases the fees for recording legally recordable document at $15 for the first page (previously

$10) and $4 for each additional page (previously $3).

County recorders, including the RR/CC, maintain daily operations in efforts to provide the public with consistent access to official records and a seamless and efficient recording process for California home buyers, businesses, and the general public, while meeting recording statutory requirements. County recorders further serve as the official archivist for vital and official records, including real property documents, maps, and other essential filings. These records provide constructive notice as required by statute to protect California's legal, financial, housing systems, and property ownership. The integrity, accessibility, and timely processing of these records are essential to the public, the state's real estate industry, and financial institutions.

County recorders, including the RR/CC, recoups operation costs on a fee-for-service basis and the fees are intended to cover the cost of services provided to the public. However, because recording fees have not been increased since 2010 while operational costs have risen, the RR/CC faces growing budget shortages.

AB 2224 requires electronic recording throughout California for all documents and the standardization of the fee structure to promote greater clarity to the public, expedite the recording process, and decrease the frequency of recording rejections. RR/CC has been electronically recording documents since 2010. Currently, electronically submitted documents from title companies, agents and government agencies account for approximately 75-80% of RR/CC's daily intake. This action also ensures that the RR/CC recovers its costs for administering services required under law to the greatest extent possible. Even with the fee increases authorized under AB 2224, the RR/CC's updated first page base fee and additional page fee will be below the RR/CC's actual costs for providing these services. This is because AB 2224 limits the fee amount counties may charge; therefore, the RR/CC is proposing to recover its costs to the fullest extent permitted by AB 2224.

Implementation of Strategic Plan Goals

The recommended action supports the County Strategic Plan North Star 3 Focus Area Goal G, Internal Controls and Processes to strengthen our internal controls and processes while being cognizant of efficiency to continue good stewardship of the public trust and fiscal responsibility.

FISCAL IMPACT/FINANCING

This recorder fee updates are anticipated to have a positive fiscal impact, resulting in an increase in the fees to be collected, which can help to improve the budget structural deficit that the RR/CC has had in its Recorder Bureau. It is estimated to increase the RR/CC's revenue by approximately $9,985,000 annually. Currently, the Recorder Bureau faces a structural deficit, with budgeted revenue at $25,985,000 and actual collections averaging $14,400,000. The legislative fee increase is estimated to generate an additional $9,985,000 annually, which will help close this gap and support fiscal sustainability.

Summary of Recording Transactions

	FY 25-26	FY 24-25	FY 23-24	FY 22-23	4 Year Avg	Proposed Increase	Estimated Revenue Increase
Qty Recording Transactions	990,515	943,685	920,344	969,057	955,900	$5.00	$4,780,000

	FY 25-26	FY 24-25	FY 23-24	FY 22-23	4 Year Avg	Proposed Increase	Estimated Revenue Increase
Addt'l Pages	5,711,096	5,199,279	4,737,685	5,171,122	5,204,796	$1.00	$5,205,000 $9,985,000

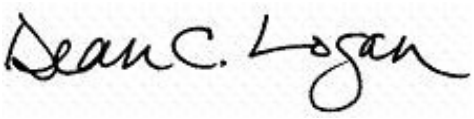
FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The recorder base fee has not been increased since 2010. AB 2224 codifies these fees and aligns these fees with increases enacted by the State legislature in AB 2224.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This is an administrative measure with no operational impact. The updated fee structure codifies existing practice, aligns the County's fees with state legislative mandates, and supports cost recovery for recorder services. This increase does not change operational procedures.

Respectfully submitted,



DEAN C. LOGAN

Registrar-Recorder/County Clerk

DCL:JJ:JS
DL:VW