



CALIFORNIA SB 255 • EFFECTIVE JANUARY 1, 2027

Know when your deed changes.

A new California law requires every county to alert property owners when key documents are recorded against their property, giving homeowners an early warning against deed and title fraud.

How it works

- 1 A document is recorded.** A deed, quitclaim deed, mortgage, or deed of trust is filed with the county recorder.
- 2 The county notifies you.** Within 30 days, a notice is mailed to the signers at the property's tax-bill mailing address. Counties may also offer email alerts.
- 3 You catch problems early.** Don't recognize the document? Act right away, before it complicates a future sale or refinance.

Why it matters

\$145M+

lost to real estate fraud in 2023, across 9,521 reported complaints

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California counties offered free recording alerts before SB 255. Soon, all will.

PROTECT YOUR PROPERTY

Update your address. Keep your tax-bill mailing address current with the county.

Open county mail. Read every recorder notice, and sign up for email alerts if offered.

Ask a pro. Questions about a notice? Call your title or escrow professional.

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Sources: CA Gov. Code §27297.7 (SB 255, Seyarto, 2025); CA Senate Judiciary Committee analysis; Office of Sen. Kelly Seyarto.



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