

Recording requested by (name):

[Name(s) of owner]

Name of person recording the Homestead Declaration

Recorder's Use Only

When recorded mail to and mail tax statements to:

[Name(s) of new owners]

[Mailing Address of new owners]

[Mailing Address of new owners]

[Mailing Address City, State, ZIP]

Name and address of person who should receive the stamped copy of this document when recorded, and tax statements from now on.

1/1/2018: In addition to standard fees, a new \$75 fee is charged for recording documents unless an exemption applies. See back of sheet for more info.

HOMESTEAD DECLARATION

Assessor's Parcel No. (APN):

[Assessor's Parcel No.]

This can be found on the current deed or the tax bill.

Declaration of Exemption From

- Transfer is exempt from fee per GC § 27388.1(a)(2):
 - recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
 - recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- Transfer is exempt from fee per GC 27388.1(a)(1):
 - Fee cap of \$225.00 reached
 - Not related to real property

I, [Name of person signing declaration], do hereby certify and declare as follows:

1. I hereby claim as a declared homestead the premises located in the City of [City], State of California, commonly known as (street address): [Street address], and more particularly described as follows (legal description):

[Enter legal description as written on deed. If you prefer, type (or photocopy) the description on a separate page labeled "Exhibit A," attach it, and enter "See Exhibit A" in this space].

Copy this from the deed to the home

2. I am the declared homestead owner of the above-declared homestead.

3. I own the following interest in the above-declared homestead: [interest owned, eg fee simple (100%), joint tenancy, etc.]

4. The above-declared homestead is my principal dwelling. I am currently residing on that declared homestead.

The facts as stated in this Homestead Declaration are known to be true as of my own personal knowledge.

Date: [Date Signed]

(Signature of declarant)

[Name of person signing declaration]

Print Name

The "interest" you own is the percent and form of title, so if you are the sole owner, you could write 100% (or in legalese, "fee simple.")

If you co-own it, put the title stated on the current deed, like joint tenant, community property, etc.

Mortgages don't count for this purpose.

HOMESTEAD DECLARATION

NEXT STEPS:

1. Person declaring the Homestead, sign the Homestead Declaration in front of a notary public.
2. Record the Homestead Declaration at the Recorder's Office in the county where the property is located. If you attached the property description (instead of typing it out), be sure to include the attachment when you record the Homestead Declaration.
3. Fees: There are two fees: a filing fee (currently \$20/first page plus \$3/additional page in Sacramento) and (as of Jan. 1, 2018) a \$75 Building Homes and Jobs Act fee. Current Sacramento fees are available at the [Sacramento County Recorder's](http://www.ccr.saccounty.net/Pages/Fees.aspx) website at www.ccr.saccounty.net/Pages/Fees.aspx.

There are some exemptions from the \$75 fee. If you qualify, fill out the **Declaration of Exemption from Gov't Code 27388.1 Fee** box on page one of the declaration, or you will be charged. If not, leave it blank. For information on this new fee and exemptions, visit the [California Land Title Association's](http://www.cla.org/page/SB2CountyDocs) information page at www.cla.org/page/SB2CountyDocs and select your county.

FOR MORE INFORMATION

For more information about Homesteads, see our website at saclaw.org/homestead-guide.

On the Web:

- Sacramento County Clerk-Recorder's Office
<http://www.ccr.saccounty.net/>
- Sacramento County Assessor's Office
<http://www.assessor.saccounty.net/default.htm>

Sacramento County Public Law Library
609 9th Street, Sacramento, CA 95814
916-874-6012
saclaw.org