BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA

RESOLUTION AUTHORIZING THE CLERK-RECORDER TO ESTABLISH AND IMPLEMENT RECORDER NOTIFICATION PROGRAM PURSUANT TO GOVERNMENT CODE 27297.7 (SB 255)

RESOLUTION NO. 2026-85

WHEREAS, the California Legislature enacted Senate Bill 255 (SB 255), Chapter 351, Statutes of 2025, replaced Government Code 27297.7, which requires all California counties to establish a Recorder Notification Program on or before January 1, 2027, to notify property owners within 30 days when certain real property documents such as deeds, quitclaim deeds, mortgages, and deeds of trust are recorded; and

WHEREAS, SB 255 mandates that the Board of Supervisors adopts an authorizing resolution; and

WHEREAS, the law authorizes the Recorder to require, as a condition of recording, the listing of all applicable assessor's parcel numbers on the first page of each said instrument; and

WHEREAS, the statute further permits the County Recorder to implement an optional electronic notification program in addition to the required mailed notices; and

WHEREAS, Government Code 27297.7 shall not apply to the recordation of any document where the federal government, or the state, county, city or any subdivision of the state is grantee; and

WHEREAS, Government Code 27297.7 further states the failure of the county recorder to provide the notice as permitted by this section shall not result in any liability against the recorder or the county. In the event that the notice is returned undeliverable by the postal service, the County recorder is not required to retain the returned notice; and

WHEREAS, Government Code 27297.7 allows the Board to authorize a fee to recover reasonable costs, and requires a 120-day public notice delay before charging such fee; and

WHEREAS, the Board of Supervisors finds it in the best interest of the County and its residents to adopt and implement the Recorder Notification Program to assist property owners and strengthen fraud detection measures.

NOW, THEREFORE, BE IT RESOLVED, the Yuba County Board of Supervisors, County of Yuba, State of California does hereby authorize the County Recorder to establish and implement a Recorder Notification Program, to execute, subject to review and approval of County Counsel, all necessary documents and instruments, and to take all necessary steps to establish and implement the required program no later than January 1, 2027.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Yuba, State of California on the 13 day of October, 2026 by the following vote:

AYES: Supervisors Vasquez, House, Fuhrer, Bradford, Messick

NOES: None

ABSENT: None

ABSTAIN: None

CHAIR, SETH FUHRER

ATTEST: MARY PASILLAS
CLERK OF THE BOARD OF SUPERVISORS

JANET E. BENDER
YUBA COUNTY COUNSEL
APPROVED AS TO FORM:

FOR