

RIVERSIDE COUNTY

DOCUMENTARY TRANSFER TAX EXEMPTIONS

Documentary Transfer Tax is a Tax collected when an interest in real property is conveyed. It is collected by the County Recorder at the time of recording. Conveyances that exceed \$100 in consideration or value are subject to Documentary Transfer Tax EXCEPT those listed herein.

The reason for exemption must be stated on the face of the document or in a separate document submitted with the document to be recorded, in addition to inserting 0 or NO TAX in the Documentary Transfer Tax declaration.

A Documentary Transfer Affidavit will be required to be completed and submitted with each document when Documentary Transfer Tax is being paid or an exemption is being claimed from paying the Tax. This form is available at www.riversideacr.com or by visiting their office.

1. Conveyances taken in lieu of foreclosure and exception to exemption (Revenue and Taxation Code 11926) The Tax shall not apply with respect to any document to a beneficiary or mortgagee, which is taken from the mortgagor or trustor as a result or in lieu of foreclosure; provided that such Tax shall apply to the extent that the consideration exceeds the unpaid debt, including accrued interest and cost of foreclosure. Consideration, unpaid debt amount, and identification of grantee as beneficiary or mortgagee must be noted on the document.
2. Conveyances in dissolution of marriage (Revenue and Taxation Code 11927) The Tax shall not apply with respect to any document which purports to transfer, divide, or allocate community, quasi-community, or quasi-marital property which is required by a judgment decreeing a dissolution of the marriage or legal separation, by a judgment of nullity, or by a written agreement between spouses, executed in contemplation of any such judgment or order. In order to qualify the document must include a written recital signed by either spouse stating the document is entitled to the exemption.
3. Conveyances by inter vivos gifts or death (Revenue and Taxation Code 11930) The Tax shall not apply to any document which conveys land if by reason of such inter vivos gift or by reason of the death of any person when the land is transferred outright, or in trust for the benefit of, any person or entity.
4. Mobile homes that are not installed on a foundation system (Section 7 of Riverside County Ordinance 516.4) The decal number and value of the mobile home must be provided. The Tax will apply to the real property (land) being conveyed unless another exemption is being claimed.

This list is for informational purposes only and is not intended to be all-encompassing.

Based on Revenue and Taxation Code 11911, Documentary Transfer Tax will not apply to the following:

1. Conveyances that transfer property from the grantor to his/her trust.
2. Conveyances that change the manner in which title is held; grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest.
3. Conveyances that confirm title to the grantee(s) who continue to hold the same interest acquired (the date the interest was acquired, the recording reference to the document that created the interest, and the amount of Documentary Transfer that was paid must be provided).
4. Conveyances that are court ordered and not pursuant to a sale.
5. Conveyances establishing the sole and separate property of a spouse.
6. Conveyances confirming a name change and the grantor and grantee are the same party.

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***NOTE:** Cal-Vet transactions are taxed as shown below:

A. Third Party to Cal-Vet, NOT taxable. B. Memorandum Agreement of sale and/or Assignment, taxable. C. Deed from Cal-Vet to Veteran, NOT taxable.

