

Effective July 1, 2016

Notice to Recording Submitters from Adams County Clerk & Recorder's Recording Department Collection of the State Documentary Fee

HB 16-1145 becomes effective July 1, 2016 and requires Colorado Clerk & Recorder's offices to begin calculating the State Documentary Fee as outlined below:

For Residential Real Property transactions:

Colorado Clerk and Recorder's offices will collect the State Documentary Fee based on the consideration amount listed on the grant or conveyance of the Deed or other instrument(s) conveying **Residential** Real Property. Outlined below are various examples of information a Clerk's office could receive and how the State Documentary Fee will be computed.

The State Documentary Fee will be computed at the rate of one cent for each one hundred dollars of the consideration amount listed on the grant or conveyance document.

- ***IF*** no consideration is listed on the grant or conveyance document or
- ***IF*** the amount is \$500 or less,
- ***and IF*** a related declaration is included with the grant or conveyance document with the total sales price listed on the declaration,
 - The State Documentary Fee will be calculated using the **total sales price** listed on the declaration.

Solely for the purpose of computing the State Documentary Fee, Deeds or other instruments conveying property will be regarded as "Residential" unless the Deed or other instrument includes a conspicuous statement or notation that the property is not regarded as "Residential".

*If you have any questions please contact
Adams County Clerk and Recorder's
Recording Department
720-523-6020*

