

# HB 16-1145 – Effective July 1, 2016

## Calculating State Documentary Fee

The State Documentary Fee will be calculated at the rate of one cent per each one hundred dollars of consideration.

### Which Consideration Amount Do We Use?

#### Residential Transactions

**Total consideration amount listed on grant or conveyance document = Consideration amount to use.**



If no consideration amount is listed on the grant or conveyance  
**OR**  
If the consideration amount listed is \$500.00 or less  
**AND**  
If a related declaration (TD1000) is included...



**THEN**  
Use the **Total Sales Price** listed on the declaration (on TD1000, line 4) = Consideration amount to use.

#### Notes:

- Personal property **is not** deducted from total sales price on “Residential” transactions.
- Deeds or other instruments conveying property will be considered “Residential” unless noted.

#### Commercial Transactions

**Consideration amount listed on grant or conveyance document LESS personal property amount listed on related declaration (on TD1000, line 5) = Consideration amount to use.**



If no consideration amount is listed on the grant or conveyance  
**OR**  
If the consideration amount listed is \$500.00 or less  
**AND**  
If a related declaration (TD1000) is included...



**THEN**  
Use the **Total Sales Price** on the declaration (on TD1000, line 4) **Less Personal Property Amount** on declaration (on TD1000, line 5) = Consideration amount to use.

#### Notes:

- Personal property **is** deducted from total sales price on “Commercial or Other” transactions.
- Deeds or other instruments conveying “Commercial or Other” property must include a conspicuous statement or notation that the property **is not Residential**.



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

# 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**