

2017 Recording Fee FAQs

1. What is SB16-115?

The bill creates the Electronic Recording Technology Board (ERTB) in the Department of State. The board, which is authorized to issue revenue bonds, is established as an enterprise. So long as it constitutes an enterprise, the board is not subject to any provisions of section 20 of article X of the state constitution. The board sunsets in 6 years, but prior to that sunset, it is subject to a sunset review.

The board is authorized to impose a surcharge of up to \$2 on all documents that a clerk and recorder receives for recording or filing. If imposed, counties are required to collect the surcharge on behalf of the board and transmit it to the state treasurer for deposit in the newly created Electronic Recording Technology Fund.

2. When does SB16-115 go into effect?

The additional filing surcharge will be in effect for a period of five years, beginning January 1, 2017 and ending December 31, 2021

3. What does that mean for recording fees?

In addition to the current \$1 filing surcharge, the ERTB approved an additional \$2 filing surcharge, bringing the total filing surcharge to \$3 per recorded document.

- Starting on **January 1, 2017** Colorado recording fees will be calculated as follows: \$13 for the first page and \$5 for each additional page
- For every filing surcharge collected, a county will retain \$1 and transfer \$2 to the Electronic Recording Technology Fund

4. Are there exceptions to the standard recording fees?

Not all documents follow the standard recording fee of \$13 for the first page and \$5 for each additional page. A list of exceptions are included below:

Release of Deed of Trust	
For a 1 page Release of Deed of Trust (Includes \$15 Public Trustee Execution Fee and \$13 Recording Fee)	\$28.00
For a 2 page Release of Deed of Trust	\$33.00

(Includes \$15 Public Trustee Execution Fee, \$13 Recording Fee for the 1 st page, and \$5 Recording Fee for 2 nd page)	
Increase by \$5.00 for each additional page	
Plats, Mats, Documents larger than (8.5x14)	
First Page	\$13.00
Each Additional Page	\$10.00
UCC Financing Statements	
1-2 Pages	\$13.00
3 or More Pages	\$18.00
All e-recorded UCC Statements, unlimited pages	\$8.00
Federal Tax Lien	
First Page	\$8.00
Each Additional Page	\$5.00
Certificates	
Certificate of Cancellation (from Treasurer's Office)	No fee
Certificate of Redemption	\$8.00
Mining Claims	
First Page	\$8.00
Each Additional Page	\$5.00
Per claim listed on document	\$0.25

5. Where can I find the statutes that govern the recording fees?

Letter or Legal Size Document	30-1-103
Plats, Mats, Documents larger than (8.5x14)	30-1-103

Certificate of Redemption	30-1-103
Certificate of Cancellation (from Treasurer's Office)	39-11-148 (4)
UCC Financing Statements	4-9-525
Federal Tax Lien	38-25-105
Condominium, Plat, Planned Building Group	30-1-103
All others, per document	30-1-103
Documentary Fee	39-13-102
Military Discharge	28-5-101
Marriage Licensing	14-2-106
Designated Beneficiary Agreement & Revocation	30-1-103

6. What happens if a document is submitted for recording with the wrong payment fee?

If the payment amount is insufficient to cover the recording fee, the document will be rejected to the submitting party.