



LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK

DEAN C. LOGAN

Registrar-Recorder/County Clerk

PRELIMINARY CHANGE OF OWNERSHIP REPORT (PCOR)

Pursuant to State law (Revenue & Taxation Code § 480.3), all deeds and other documents that change ownership in real property, must be accompanied by a Preliminary Change of Ownership Report when submitted for recording. If the report is not presented at the time of recording, an additional recording fee of \$20.00 will be charged.

Preliminary Change of Ownership Report forms and instructions on how to complete them are available from either this office or the Los Angeles County Assessor's Office. Following is a list of the most commonly recorded documents affected by this law.

1. ALL DEEDS AND INDENTURES, EXCEPT:

- A. Easements
- B. Deeds of Trust and Reconveyance Documents
- C. Trustee's Deed Upon Sale and/or Foreclosure
- D. Deeds to Governmental Entities

2. ALL AGREEMENTS OF SALE AND/OR CONTRACTS OF SALE AFFECTING REAL ESTATE.

3. ALL AFFIDAVITS OF DEATH, EXCEPT:

- A. Death of Beneficiary under Deed of Trust

4. ALL LEASES, MEMORANDA OF LEASES, AND ASSIGNMENTS OF LEASES, EXCEPT:

- A. Oil and Gas
- B. Assignments to Secure a Debt

If you have any further questions, please contact either the Recorder's staff at (800) 201-8999 or the Los Angeles County Assessor's Office at (888) 807-2111.

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