

Contra Costa County
Office of the Recorder
555 Escobar Street
Martinez, CA 94553



**TRANSFER TAX EXEMPTIONS UNDER
THE REVENUE & TAXATION CODE**

Following is a list of real estate transactions that are exempt under Contra Costa County Ordinance and Sections 11911-11930 of the Revenue and Taxation (R&T) Code.

When claiming exemption from documentary transfer tax, a statement referencing the R&T code section and appropriate wording as shown below must appear on the face of all documents to be recorded.

Additional verification may be required to demonstrate a specific exemption applies to the transaction. Please contact the Recorder's Office at (925) 335-7910 if you have any further questions.

R&T Code	Reason For Exemption With Required Wording	Applicable Situations or Conditions
11911	Liens and encumbrances equal or exceed the value of the property.	When the value of the liens outstanding equals or exceeds the value of the property.
11911	Value or consideration is less than \$100.	The property being transferred has a Fair market value of less than \$100.
11911	Agent to principal, funds of the grantee used to purchase the property.	Only applicable when two deeds are recorded concurrently.
11911	Lease of less than 35 years.	Leasehold interest with a term, including options, of less than 35 years.
11921	Instrument securing a debt for collateral purposes only.	Used on Assignments of Lease and/or Rents for collateral purposes only. Not valid on deeds.
11922	Governmental agency acquiring title.	Includes foreclosing beneficiary to FHLMC or FNMA.
11923	Conveyance under bankruptcy Federal Case No. _____.	Approved in court proceeding.
11923	Court ordered conveyance not pursuant to a sale Court Case No. _____.	Approved in court proceeding.

R&T Code	Reason For Exemption With Required Wording	Applicable Situations or Conditions
11923	Reorganization/adjustments plan Federal Case No. _____.	Approved in court proceeding.
11924	Transfer by order of the Securities and Exchange Commission Case No. _____.	Approved in court proceeding.
11925	Proportional interest remains the same.	Transfers between individual(s) and legal entity(ies) in which proportional interest remains the same.
11926	Trustees Deed Upon Sale or Deed in Lieu of Foreclosure. The grantee was/was not the foreclosing beneficiary. The amount of consideration paid by grantee is \$_____. The amount of debt with interest is \$_____.	A special tax statement is required to determine if any value exists. The tax exemption is for the value of the lien and does not include any equity of value
11927	Dissolution of marriage	Transfer between spouses caused by or in anticipation of a divorce.
11928	Grantor is a non-federal government agency	Only applies when the purchaser immediately reconveys the realty to the exempt agency. The two deeds must be concurrent.
11929	Grantor is a non-federal government agency; Grantee is a non-profit corporation.	Does not apply to individuals or private entity(ies) granting to a non-profit corporation.
11930	Transfer into or out of a trust	Interests transferred outright to, or in trust for the benefit of any person or entity.
11930	Inter vivos gift	Bona fide gift (IRS gift tax may apply)
11930	Transfer by reason of death	Death of property owner where interest Is transferred outright.