

BCG Monthly Telephone Briefing

January 2018

California SB 2 Imposes New \$75 Recording Fee

A new California bill, SB 2 (Chapter 364), became effective on January 1, 2018. The bill imposes a new \$75 recording fee on many documents that are recorded with the various county recorders in California, including deeds of trust and reconveyances. Financial institutions need to be aware of the new bill (and new fee) so as to be able to collect it from their borrowers on covered transactions and, where applicable, disclose it under Regulation Z (TRID and HELOC rules).

As a general matter the new fee applies to almost any recordable instrument but there is a significant exemption for most purchase transactions. Specifically, the bill exempts any transaction that is subject to a documentary transfer tax and any sale of an owner-occupied residence. The net result is that the new \$75 fee will be required on the following types of transactions: refinances, equity loans and equity lines, construction loans (unless the land is being purchased with loan proceeds), reconveyances, and any other documents that are recorded in a non-purchase transaction, such as a power of attorney that is recorded in connection with an otherwise covered transaction.

Private Flood Insurance Update

With each passing day, more and more borrowers are obtaining private flood insurance (PFI) policies instead of purchasing National Flood Insurance Program (NFIP) policies. As a result, our clients continue to call and email us, asking the following three questions: “Do we have to accept a PFI policy?” “If we don’t have to accept PFI, may we?” “If accepting PFI is optional, should we accept it?”

In this month’s BCG Telephone Briefing, we will answer all three of these questions at length. We will also discuss when, if ever, regulated lenders may have to accept PFI and the status of the NFIP. Join us for this Telephone Briefing as we waded through the PFI storm.

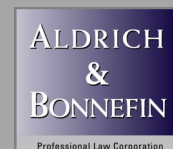
As always we will leave plenty of time for questions and answers.



BCG Monthly Telephone Briefing

Friday, January 19
12:00 – 1:30 p.m.
(with live Q&As)

Presented by
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Aldrich & Bonnefin is hosting a Monthly Telephone Briefing for Bankers' Compliance Group® Members on **Friday, January 19**. This meeting will be presented live and will include a question and answer session. Members can ask questions by telephone or email. Each member that registers for the Monthly Telephone Briefing will be given a password and instructions to call in to the Briefing.

ORGANIZE YOUR PARTICIPANTS

BCG Main or Registration Contacts are encouraged to organize multiple attendees to participate at one location or several locations concurrently. In this manner, several attendees can be accommodated in one conference room with a speakerphone. All Briefing connections are included in your BCG Membership.

REGISTRATION

To register, please contact your institution's BCG Main or Registration Contact or, if authorized, log in at <http://register.bankerscompliancegroup.com/subadmin> and select "Register for Events." Registration closes at noon **two business days** prior to the Briefing date. On the day before the Briefing, registrants will receive an email with call-in instructions and single-use PIN.

CD-Rom: Members can also register to receive a CD-Rom package. This package, which includes any Handouts, is mailed to registrants approximately 2-3 weeks after the Briefing.

DOWNLOAD THE HANDOUTS

The Handouts are *generally* posted on the BCG Website by noon on the business day before the Briefing. All registrants will receive an email notification when the Handouts are posted. To download a Handout, go to www.bankerscompliancegroup.com/monthly-telephone-briefing.php and click on the "*Download Handout Here*" link at the end of each Briefing description.

CANCELLATION

It is not necessary for registrants to contact BCG if they cannot attend a Briefing and need to cancel their registration.

SIGN UP ANNUALLY

Sign up annually for the 2018 BCG Monthly Telephone Briefings! If you like attending the Briefings, but don't want to register every month, you can have your institution's Registration contact sign you up for the entire year.

MISSED THE BRIEFING?

Should you or others at your institution miss the briefing, you can tune into our streaming audio available on the BCG website one week after the Briefing, at www.bankerscompliancegroup.com/listen-while-you-work.php.