

Second Regular Session  
Sixty-ninth General Assembly  
STATE OF COLORADO

REVISED

*This Version Includes All Amendments Adopted  
on Second Reading in the Second House*

LLS NO. 14-0521.01 Bob Lackner x4350

HOUSE BILL 14-1073

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HOUSE SPONSORSHIP

Pabon,

SENATE SPONSORSHIP

Rivera,

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House Committees  
Finance

Senate Committees  
Judiciary

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A BILL FOR AN ACT

101 CONCERNING THE RECORDING OF LEGAL DOCUMENTS.

Bill Summary

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://www.leg.state.co.us/billsummaries>.)*

The bill makes the following modifications to various statutory provisions involving the recording of deeds or other legal documents:

- ! Current statutory provisions governing the issuance of bonds by a school district provide that the bonds are required to be registered by a county clerk and recorder (clerk). **Section 1** of the bill eliminates the existing fee of \$25 charged for the registration and specifies that the

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
*Capital letters indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.*

SENATE  
Amended 2nd Reading  
March 3, 2014

HOUSE  
3rd Reading Unamended  
February 10, 2014

HOUSE  
Amended 2nd Reading  
February 7, 2014

amount of the fee is the amount required to be paid under general provisions authorizing a clerk to impose a fee for filing or recording.

! In connection with the Colorado Open Records Act, **section 2** of the bill removes from the group of records that may only be inspected by a person in interest records of an application for a marriage or a civil union license.

! Existing statutory provisions providing the right of inspection of abstract books and related papers give abstractors, title insurance personnel, and others the opportunity to subscribe on an annual basis for a daily copy in bulk of all documents recorded and filed. **Section 3** of the bill eliminates the ability to subscribe on an annual basis.

! **Section 4** of the bill adds to existing general requirements pertaining to recording or filing documents with the clerk the requirement that the document be legible.

! **Section 5** of the bill addresses general requirements for filing documents with the clerk. This section of the bill specifies when a document is deemed to be received, accepted, or recorded. With respect to recorded documents, the bill requires the clerk to keep record of any reception number, volume, film, or page that is unused, and to immediately make entry into the clerk's index. Finally, this section of the bill generally obligates the clerk to record any document by the end of business on the next business day and to keep record of the name of the recipient of the delivery of a recorded document.

! **Section 6** of the bill modifies existing statutory provisions governing the process of filing with the clerk an order dissolving a special district. In such circumstances, where there are no remaining funds of the district, this section of the bill permits the division of local government to claim an existing statutory exemption from payment of recording fees at the time the document is offered for recording.

! **Sections 7, 8, and 9** of the bill establish that a verification of death document may be filed with the clerk as an alternative to a death certificate in connection with legal proceedings adjudicating an interest in real property of a person who is deceased.

! Current statutory provisions provide grounds under which the clerk is not required to return the original release of a deed of trust. **Section 10** of the bill also permits the clerk to retain the original release where it is electronically recorded.

! Under current law, a documentary fee is charged upon the conveyance of real property and the clerk is required to establish payment of the fee by imprinting evidence of payment on each document to which the fee applies. **Section 11** of the bill alternately permits the clerk to establish payment of the fee in the recording annotation.

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1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, **amend** 22-42-121 as  
3 follows:

4 **22-42-121. Registration of bonds.** Whenever any school district  
5 issues bonds under the provisions of this article, the board of education  
6 may make and enter in its record a request that the county clerk and  
7 recorder of the county wherein the headquarters of such school district is  
8 situated register the bonds on a collective, not an individual, basis in a  
9 book to be kept by him OR HER for that purpose. When so registered, the  
10 legality thereof shall not be open to contest by such district, or any person  
11 whomsoever, for any reason whatsoever. A certified copy of the order of  
12 the board, so made and entered of record, shall be furnished to such  
13 county clerk and recorder by the board of education and thereupon it shall  
14 be his OR HER duty to register said bonds on a collective basis, noting the  
15 name of the district and the amount, the date of issuance and maturity,  
16 and the rate of interest of said bonds. ~~Such~~ THE county clerk and recorder  
17 ~~shall~~ IS not be required to make a separate entry in said book or complete  
18 or process a registration form for each such bond of such issue, or  
19 otherwise register each such bond of such issue on an individual basis. He  
20 OR SHE shall receive a fee of ~~twenty-five dollars for registering each such~~  
21 ~~issue~~ PURSUANT TO SECTION 30-1-103 (1), C.R.S.

22 **SECTION 2.** In Colorado Revised Statutes, 24-72-204, **amend**

1 (3) (a) (XIX) (A); and **repeal** (3) (a) (XIX) (B) as follows:

2 **24-72-204. Allowance or denial of inspection - grounds -**  
3 **procedure - appeal - definitions.** (3) (a) The custodian shall deny the  
4 right of inspection of the following records, unless otherwise provided by  
5 law; except that any of the following records, other than letters of  
6 reference concerning employment, licensing, or issuance of permits, shall  
7 be available to the person in interest under this subsection (3):

8 (XIX) (A) Except as provided in ~~sub-subparagraphs (B) and (C)~~  
9 SUB-SUBPARAGRAPH (C) of this subparagraph (XIX), applications for a  
10 marriage license submitted pursuant to section 14-2-106, C.R.S., and,  
11 except as provided in ~~sub-subparagraphs (B) and (C)~~ SUB-SUBPARAGRAPH  
12 (C) of this subparagraph (XIX), applications for a civil union license  
13 submitted pursuant to section 14-15-110, C.R.S. A person in interest  
14 under this subparagraph (XIX) includes an immediate family member of  
15 either party to the marriage application. As used in this subparagraph  
16 (XIX), "immediate family member" means a person who is related by  
17 blood, marriage, or adoption. Nothing in this subparagraph (XIX) shall  
18 be construed to prohibit the inspection of marriage licenses or marriage  
19 certificates or of civil union certificates or to otherwise change the status  
20 of those licenses or certificates as public records.

21 (B) ~~Any record of an application for a marriage license submitted~~  
22 ~~pursuant to section 14-2-106, C.R.S., and any record of an application for~~  
23 ~~a civil union license submitted pursuant to section 14-15-110, C.R.S.,~~  
24 ~~shall be made available for public inspection fifty years after the date that~~  
25 ~~record was created.~~

26 **SECTION 3.** In Colorado Revised Statutes, 25-2-110, add (1) (c)  
27 and (10) as follows:

1           25-2-110. Certificates of death - repeal. (1) (c) ONCE A  
2           CERTIFICATE OF DEATH HAS BEEN FILED PURSUANT TO PARAGRAPH (a) OF  
3           THIS SUBSECTION (1), A VERIFICATION OF DEATH DOCUMENT MAY BE USED  
4           BY LOCAL OFFICES OF VITAL STATISTICS AND THE OFFICE OF THE STATE  
5           REGISTRAR OF VITAL STATISTICS WHEN VERIFYING A VITAL EVENT TO A  
6           PERSON OR ORGANIZATION THAT HAS REQUESTED A VERIFICATION OF  
7           FACT-OF-DEATH. A VERIFICATION OF DEATH DOCUMENT MUST INCLUDE  
8           THE NAME AND ADDRESS OF THE DECEDENT, THE DATE OF DEATH, THE  
9           PLACE OF DEATH, THE DATE THE DOCUMENT IS FILED, THE STATE FILE  
10           NUMBER, AND THE NAME OF ANY SPOUSE OF THE DECEDENT. A  
11           VERIFICATION OF DEATH DOCUMENT IS NOT REQUIRED TO CONTAIN A  
12           SOCIAL SECURITY NUMBER OF THE DECEASED AS IS OTHERWISE REQUIRED  
13           OF A CERTIFICATE OF DEATH UNDER PARAGRAPH (a) OF THIS SUBSECTION  
14           (1).

15           (10) WHENEVER IN THE COLORADO REVISED STATUTES THE TERMS  
16           "CERTIFICATE OF DEATH" OR "DEATH CERTIFICATE" ARE USED, EXCEPT AS  
17           TO THE INITIAL CERTIFICATE OF DEATH REQUIRED PURSUANT TO  
18           PARAGRAPH (a) OF SUBSECTION (1) OF THIS SECTION, THE SAME TWO  
19           TERMS INCLUDE A VERIFICATION OF DEATH DOCUMENT THAT IS CERTIFIED  
20           BY THE STATE REGISTRAR AND ISSUED PURSUANT TO PARAGRAPH (c) OF  
21           SUBSECTION (1) OF THIS SECTION.

22           **SECTION 4.** In Colorado Revised Statutes, 30-10-101, **amend**  
23           (2.5) (a) as follows:

24           **30-10-101. Offices - inspection of records - failure to comply**  
25           **- penalty.** (2.5) (a) In lieu of affording the right of inspection and  
26           copying set forth in subsection (2) of this section, any clerk and recorder  
27           may make available to abstractors, title insurance personnel, and others,

1 by ~~annual~~ subscription and on such medium as the clerk and recorder  
2 shall determine in accordance with the provisions of section 30-10-407,  
3 a daily copy in bulk of all documents recorded and filed in such office or  
4 less than all if the clerk and recorder determines it to be feasible to sort  
5 the bulk as requested. Such bulk copy shall be available to the subscriber  
6 no later than the third business day following the date of recording or  
7 filing. The fee to be charged by the clerk and recorder for bulk copies  
8 supplied in accordance with this subsection (2.5) shall be sufficient to  
9 cover the direct and indirect costs of production incurred by the clerk and  
10 recorder.

11



12 **SECTION 5.** In Colorado Revised Statutes, 32-1-707, **amend** (5)  
13 as follows:

14 **32-1-707. Order of dissolution - conditions attached.** (5) A  
15 certified copy of the order of dissolution shall be filed with the county  
16 clerk and recorder of the county or counties in which the special district  
17 is located and with the division by the clerk of the court. The costs of  
18 such filing shall be paid with remaining funds of the district. IF THERE  
19 ARE NO REMAINING FUNDS OF THE DISTRICT, THE DIVISION MAY CLAIM THE  
20 EXEMPTION FROM PAYMENT OF RECORDING FEES IMPOSED IN SECTION  
21 30-1-103, C.R.S., AT THE TIME THE COPY OF THE ORDER IS FILED FOR  
22 RECORDING.

23 **SECTION 6.** In Colorado Revised Statutes, **amend** 38-31-102 as  
24 follows:

25 **38-31-102. Proof of death - certificate of death available -**  
26 **definitions.** (1) A certificate of death, A VERIFICATION OF DEATH  
27 DOCUMENT, or a certified copy thereof, of a person who is a joint tenant

1 may be placed of record with the county clerk and recorder of the county  
2 in which the real property affected by the joint tenancy is located,  
3 together with a supplementary affidavit. The supplementary affidavit,  
4 which shall be properly sworn to or affirmed by a person of legal age  
5 having personal knowledge of the facts and having no record interest in  
6 the real property, shall include the legal description of the real property  
7 and a statement that the person referred to in the certificate was at the  
8 time of death the owner of a joint tenancy interest in the real property.  
9 When recorded, the original certificate OR VERIFICATION DOCUMENT and  
10 supplementary affidavit, or certified copies thereof, shall be accepted in  
11 all courts of the state of Colorado as prima facie proof of the death of the  
12 joint tenant. The certificate OR VERIFICATION DOCUMENT and  
13 supplementary affidavit provided for in this section may also be used to  
14 provide proof of the death of a life tenant or any other person whose  
15 record interest in real property terminates upon the death of such person  
16 to the same extent as a joint tenant as provided in this section.

17 (2) As used in this part 1, unless the context otherwise requires,  
18 a "certificate of death or certified copy thereof" means a certificate of  
19 death meeting AS CONSTRUED IN SECTION 25-2-110 (10), C.R.S., THAT  
20 MEETS the requirements set forth in section 38-35-112 to be admitted as  
21 evidence or a copy of such a certificate of death certified by the public  
22 office that issued it.

23 **SECTION 7.** In Colorado Revised Statutes, **amend** 38-31-103 as  
24 follows:

25 **38-31-103. Proof of death - certificate of death unavailable.** If  
26 a certificate of death, VERIFICATION OF DEATH DOCUMENT, or a certified  
27 copy thereof cannot be procured, an affidavit properly sworn to or

1 affirmed by two or more persons of legal age having personal knowledge  
2 of the facts and having no record interest in the real property affected by  
3 the joint tenancy may be placed of record in the office of the county clerk  
4 and recorder of the county in which the real property is located. The  
5 affidavit shall include a statement that a certificate of death,  
6 VERIFICATION OF DEATH DOCUMENT, or certified copy thereof cannot be  
7 procured, and the reason therefor, the legal description of the real  
8 property, the date and place of death of the deceased person, and a  
9 statement that the person referred to in the affidavit was at the time of  
10 death an owner of a joint tenancy interest in the real property. When  
11 recorded, the original affidavit, or a certified copy thereof, shall be  
12 accepted in all courts in the state of Colorado as prima facie proof of the  
13 death of the joint tenant and the date and place of death of the joint  
14 tenant. The affidavit provided for in this section may also be used to  
15 provide proof of the death of a life tenant or any other person whose  
16 record interest in real property terminates upon the death of the person  
17 and the date and place of death of the life tenant or other person to the  
18 same extent as a joint tenant as provided in this section.

19 **SECTION 8.** In Colorado Revised Statutes, **amend** 38-35-112 as  
20 follows:

21 **38-35-112. Certificate of death when properly recorded may**  
22 **be admitted as evidence.** A certificate of death OR A VERIFICATION OF  
23 DEATH DOCUMENT issued by a public official, whose apparent official  
24 duties include the keeping of records of death, of any state, territory,  
25 county, parish, district, city, town, village, province, nation, or other  
26 governmental agency or subdivision thereof or a copy of any such  
27 certificate of death OR A VERIFICATION OF DEATH DOCUMENT certified by



1 such public official or by the county clerk and recorder of any county in  
2 the state of Colorado in whose office the same or a certified copy thereof  
3 has been recorded shall, insofar as the death may affect any interest in  
4 real property, be prima facie evidence of the death so certified and of the  
5 time and place of such death and shall be admissible in evidence in any  
6 court in the state of Colorado. Such method of proving death shall not be  
7 exclusive and nothing in this section shall be construed to prevent the  
8 proof of the death of any person in any other manner authorized by law.

9 **SECTION 9.** In Colorado Revised Statutes, 38-39-109, **amend**  
10 (1) (b) as follows:

11 **38-39-109. When release of deed of trust is recorded.**

12 (1) (b) The county clerk and recorder shall not be required to return the  
13 original release of a deed of trust as specified in paragraph (a) of this  
14 subsection (1) if the public trustee, in his or her discretion, has released  
15 the deed of trust as specified in section 38-39-102 (1) (a) (IV), ~~or~~ if a  
16 current address is not provided as specified in section 38-39-102 (9) (b),  
17 OR IF THE RELEASE OF DEED OF TRUST IS ELECTRONICALLY RECORDED.

18 **SECTION 10.** In Colorado Revised Statutes, **amend** 39-13-103  
19 as follows:

20 **39-13-103. Evidence of payment of fee.** Each county clerk and  
21 recorder shall evidence payment of the documentary fee imposed in this  
22 article IN THE RECORDING ANNOTATION OR by imprinting, typing,  
23 stamping, or writing in ink on the margin or other blank portion of every  
24 document to which such fee applies the words "State Documentary Fee",  
25 the amount of documentary fee paid, and the date upon which paid, which  
26 impression or notation shall be made on such document before it is  
27 recorded.

1           **SECTION 11. Effective date.** This act takes effect July 1, 2014.

2           **SECTION 12. Safety clause.** The general assembly hereby finds,  
3 determines, and declares that this act is necessary for the immediate  
4 preservation of the public peace, health, and safety.