

CHUCK STOREY
CLERK/RECORDER

COUNTY ADMINISTRATION CENTER
940 MAIN STREET, SUITE 202
EL CENTRO, CA 92243-2839



RECORDER
TELEPHONE: 442 265-1077
FAX: 442 265-1091

CLERK
TELEPHONE: 442 265-1076

www.co.imperial.ca.us

Imperial County Clerk/Recorder's Office

Restrictive Covenant Modification Program

Implementation Plan

Background:

The California Fair Employment and housing Act prohibits discrimination in housing based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, age, national origin, ancestry, disability, source of income as defined in subdivision(p) of Section 12955, veteran or military status, or genetic information. Government Code section 12956.2(a) provides that any deed or any other recorded instrument that contains unlawfully restrictive discriminatory language forbidding or restricting the right of any person to sell, buy lease, rent, use or occupy the property on account of any of the characteristics specified above, may be revised to remove such unlawful language. A person who holds an ownership interest

in property, a Title Company, Escrow Company, County Recorder, Real Estate Broker, Real Estate agent, or other person may submit for recordation of a Restrictive Covenant Modification Document. that believes the property is the subject of an unlawfully restrictive covenant may submit for recordation a Restrictive Covenant Modification Document. If the existence of unlawfully restrictive language is confirmed by County Counsel, the modification document shall be recorded with the unlawful restrictive covenant redacted.

Plan:

Pursuant to 2021 legislation set forth in Assembly Bill (AB) 1466 and California Government Code Section 12956.3 (GC 12956.3), The Imperial County Clerk/Recorder's Office has created the following Restrictive Covenant Modification Plan. The first phase of this process shall will be to identify possible unlawful language contained with the records of Imperial County. This will be accomplished through the use of Optical Character Recognition (OCR) automation. Once the unlawful restrictive language is identified it shall be sent to the County Counsel for review along with proposed redactions consistent with AB1466 and shall be recorded as directed.

Implementation Plan:

Imperial County is looking to begin our implantation of our AB1466 compliance in the early part of 2023. As Imperial County has only been in existence 1907 and our approximate total volume of recording (262,770) documents and an estimated Positive Restrictive Covenant Documents to only be (17,311). We don't believe our job shall be as difficult as most other counties and as we intend to have cooperative effort with BMI Imaging Systems we expect to complete the process before the end of the year.