

# Document Recording

## Recording Fees

Effective January 1, 2013, the Register of Deeds Recording Fees will change, pursuant to Nebraska Rev. Statute 33-109, as amended by LB 14, by the Nebraska Legislature.

Recording fees will be as follows:

- 1) First page (page 1) \$10.00
  - 2) Each additional page \$6.00
- (Effective 1/1/2013 there no longer is a fee for the legal description)

The above fees pertain to ALL documents filed within the Register of Deeds Office with the exception of the following which are NO FEE:

- 1) Federal Tax Lien Termination
- 2) State Tax Lien Termination
- 3) UCC Termination

UCC Financing Statements, Assignments, Amendments, Releases, & Partial Releases will be as follows:

- 1) Flat Fee \$14.00 No Fee Charge for Additional Pages
- (\*NOTE: Effective July 1, 2021)

## **Documentary Stamp Taxes (Effective 7/1/2005)(LB254):**

Documentary Stamps for deeds are at \$2.25 per \$1,000 of the sale price.

See Documentary Stamp Tax Table.

[http://www.revenue.ne.gov/tax/current/doc\\_table.pdf](http://www.revenue.ne.gov/tax/current/doc_table.pdf)

Certain deeds are exempt from Documentary Stamp.

See Exemption List For Details.

[https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/tax-forms/doc\\_exmpt.pdf](https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/tax-forms/doc_exmpt.pdf)

Documentary Stamps have increased from \$1.75 to \$2.25 effective July 1, 2005.

All deeds must be accompanied by a Real Estate Transfer Statement-Form 521.

Register of Deeds **WILL NOT** accept a deed for recording unless items 1 through 25 are properly completed and a Real Estate Transfer Statement, Form 521 is signed. Please follow the "Instructions" on back of Form 521 for specific instructions per item number.

## **NOTE: Requirements**

**LB 254** – Provide New Requirements for Instruments recorded in the Office of Register of Deeds  
**Effective August 27, 2011**

## **Recording Space Requirements:**

- Any instrument submitted for recording shall contain a **Blank Space at the top of the First Page which is at least 3" X 8 ½ "**
- **No attachment** or affirmation shall be used in any way to cover any information or printed material on the instrument."  
(Example- Nothing may be taped or attached to an instrument)
- Every Instrument presented for recording shall have on the first page  
**\*BELOW the 3 inch margin\* A return Address and the Title of the Document**

**Margin Requirements: 1" on both vertical sides, and 1" on the bottom.**

This applies throughout the document.

## **Instrument Requirements:**

- At least 8½" X 11", and no larger than 8½" X 14"
- Shall be printed, typewritten or computer generated in Black Ink
- White Paper, of not less than 20lb weight
- Must be legible
- All Signatures on an instrument shall be in Black or dark blue ink
- Names of each party shall be typed, printed, or stamped beneath the original signature.
- Stamps shall not cover or interfere with any part of the instrument.
- Font size shall be at least 8 point

## **Exceptions to the rule:**

- Instruments signed before the effective date of this bill (August 27, 2011)
- Instruments executed outside of the U.S.
- Certified copies from governmental agencies (Death Certificates)
- Instruments signed by an incapacitated or deceased person at the time of recording.
- Instruments formatted to meet court requirements
- State & Federal Tax Liens
- UCC Instruments
- Plats, Surveys, etc.