

**List of Document Titles Subject to \$40 Housing Surcharge  
Under RCW 36.22.179**

In the 2012 Legislative session, ESHB 2048 modified the housing surcharge authorized in RCW 36.22.179 to apply to only those documents related to real estate transactions. From September 1, 2012 to June 30, 2015, the surcharge will be \$40. The bill charged the Dept of Commerce with developing a list of documents for County Auditors to use in determining when to apply the surcharge. The guidelines were finalized on August 6, 2012.

Two types of documents are subject to the surcharge:

1. Documents that are always subject to the surcharge;
2. Documents that are subject to the surcharge when they pertain to real property.

Indications that documents are subject to the surcharge include a reference to a tax parcel identification number or legal description on the first page.

There are few general across-the-board, enforced standards on the wording used to prepare recorded documents. Therefore, the wording used for document titles is inexact and will vary. The document titles presented in the attached lists are samples of document titles to which the surcharge would apply.

The attached list is only a guideline. The titles of recorded documents to which the surcharge applies need not match one of the title examples listed. If the document can be readily identified as impacting real estate the housing surcharge should apply absent the clear application of a specific statutory exemption.

This guidance is subject to revision by Dept of Commerce.

Document Title	Status of \$40 Housing Surcharge
Abandonment	Always
Acknowledgement	Check For Tax Parcel Number Or Real Property Description
Addendum	Check For Tax Parcel Number Or Real Property Description
Addendum To Covenants Conditions And Restrictions	Always
Addendum To Purchase & Sale Agreement	Always
Additional Advance	Always
Administratrix's Deed	Always
Affidavit	Check For Tax Parcel Number Or Real Property Description
Affixation Affidavit	Always
Agreement	Check For Tax Parcel Number Or Real Property Description
Amended Declaration Of Condominium	Always
Amended Fixture Filing	Always
Amendment	Check For Tax Parcel Number Or Real Property Description
Amendment Of Financing Statement	Always
Amendment To Deed Of Trust	Always
Amendment To Lease & Memorandum Of Lease	Always
Amendment To Real Estate Contract	Always
Appointment	Check For Tax Parcel Number Or Real Property Description
Appointment Of Receiver	Always
As Is Agreement	Always
Asbuilt	Always
Assignment	Check For Tax Parcel Number Or Real Property Description
Assignment Of Assignment Of Leases	Always
Assignment Of Assignment Of Rents	Always
Assignment Of Contract	Always
Assignment Of Financing Statement	Always
Assignment Of Fixture Filing	Always

Document Title	Status of \$40 Housing Surcharge
Assignment Of Judgment	Check For Tax Parcel Number Or Real Property Description
Assignment Of Lease	Always
Assignment Of Loan Documents	Always
Assignment Of Mortgage	Always
Assignment Of Purchase Agreement	Always
Assignment Of Real Estate	Always
Assignment Of Rents	Always
Assignment Of Sub Lease	Always
Assumption Agreement	Check For Tax Parcel Number Or Real Property Description
Attachment	Check For Tax Parcel Number Or Real Property Description
Attachment Of Real Estate	Always
Attornment	Check For Tax Parcel Number Or Real Property Description
Attornment And Non-Disturbance Agreement	Check For Tax Parcel Number Or Real Property Description
Avigation Easement	Always
Bankruptcy	Check For Tax Parcel Number Or Real Property Description
Bargain & Sale Agreement	Always
Bargain & Sale Deed	Always
Bill Of Sale	Check For Tax Parcel Number Or Real Property Description
Binding Site Plan	Always
Bond	Check For Tax Parcel Number Or Real Property Description
Border Easement	Always
Boundary Line Adjustment	Always
Boundary Line Resolution	Always
Boundary Line Revision	Always
Building Official Order	Always
Building Use Affidavit	Always
Cancel Moratorium Non-Forest	Always

Document Title	Status of \$40 Housing Surcharge
Certificate	Check For Tax Parcel Number Or Real Property Description
Certificate Of Costs For Demolition Of Buildings	Always
Certificate Of Sale	Always
Certificate Of Tax Exemption	Always
Certificate Of Water Right	Always
Certificate Of Withdrawl	Always
Certification Of Special Valuation On Historic Property	Always
Code Violation	Always
Combining Lot Letter	Always
Community Property Agreement	Check For Tax Parcel Number Or Real Property Description
Complaint	Check For Tax Parcel Number Or Real Property Description
Completion Notice	Always
Compliance	Check For Tax Parcel Number Or Real Property Description
Conditions	Check For Tax Parcel Number Or Real Property Description
Condominium	Always
Consent	Check For Tax Parcel Number Or Real Property Description
Continuation Fixture Filing	Always
Continuation Of Financing Statement	Always
Contract	Check For Tax Parcel Number Or Real Property Description
Conveyance Of Real Property	Always
Correction	Check For Tax Parcel Number Or Real Property Description
Covenant	Always
Covenants, Conditions & Restrictions	Always
Current Use Application	Always
Declaration	Check For Tax Parcel Number Or Real Property Description
Declaration Of Annexation	Always
Declaration Of Condominium	Always

Document Title	Status of \$40 Housing Surcharge
Declaration Of Forfeiture	Always
Declaration Of Homestead	Always
Declaration Of Trust	Check For Tax Parcel Number Or Real Property Description
Decree	Check For Tax Parcel Number Or Real Property Description
Dedication	Check For Tax Parcel Number Or Real Property Description
Deed	Always
Deed & Purchaser's Assignment Of Real Estate Contract	Always
Deed In Lieu Of Foreclosure	Always
Deed Of Easement	Always
Deed Of Reconveyance	Always
Deed Of Trust	Always
Deed Of Trust Reinstated	Always
Deferral	Always
Designated Forest Land	Always
Discharge	Check For Tax Parcel Number Or Real Property Description
Discontinuance	Always
Discontinuance Of Forfeiture	Always
Discontinuance Of Trustee Sale	Always
Dissolution	Check For Tax Parcel Number Or Real Property Description
Drainfield Easement	Always
Earnest Money Receipt	Always
Easement	Always
Easement Agreement	Always
Estate Affidavit	Always
Estoppel	Always
Estoppel Affidavit	Always
Executor's Deed	Always

Document Title	Status of \$40 Housing Surcharge
Extinguish	Always
Financing Statement	Always
Findings	Always
First Right Of Refusal	Always
Fixture Filing	Always
Fixture Termination	Always
Foreclosure	Always
Forfeiture	Always
Franchise	Check For Tax Parcel Number Or Real Property Description
Fulfillment Deed	Always
Full Reconveyance	Always
General Recordings	Check For Tax Parcel Number Or Real Property Description
Geological Hazard Assessment	Always
Grant Deed	Always
Grant Of Easement	Always
Guarantee Of Owner Occupancy	Always
Hazardous Substance Certificate	Always
Historic Document	Check For Tax Parcel Number Or Real Property Description
Ingress & Egress Easement	Always
IRS Miscellaneous	Check For Tax Parcel Number Or Real Property Description
Judgment	Check For Tax Parcel Number Or Real Property Description
Judgment And Decree Of Foreclosure	Always
Land Classification	Always
Land Use Permit Binder	Always
Large Lot Subdivision Map	Always
Latecomer Agreement	Always
Lease	Always
Lease Addendum	Always

Document Title	Status of \$40 Housing Surcharge
Lease Amendment	Always
Lease Subordination	Always
Lease Termination	Always
Lease With Option To Purchase	Always
Letter	Check For Tax Parcel Number Or Real Property Description
Letter of Code Violation	Always
Letters Testamentary	Check For Tax Parcel Number Or Real Property Description
Levy	Always
License	Check For Tax Parcel Number Or Real Property Description
Lien*	Check For Tax Parcel Number Or Real Property Description
Lis Pendens	Always
Living Trust	Check For Tax Parcel Number Or Real Property Description
Loan Modification Agreement	Always
Lost Assignment Affidavit	Always
Lost Note Affidavit	Always
Lot	Always
Lot Combination	Always
Lot Owners Association	Always
Maintenance Agreement	Always
Manufactured Home Affidavit Of Affixation	Always
Manufactured Home Application	Always
Mechanics Lien	Always
Memorandum	Check For Tax Parcel Number Or Real Property Description
Memorandum Of Lease	Always
Merger	Always
Mining Claim	Always
Miscellaneous	Check For Tax Parcel Number Or Real Property Description

Document Title	Status of \$40 Housing Surcharge
Mitigation Agreement	Always
Modification	Always
Modification Agreement	Always
Modification Deed Of Trust/Mortgage	Always
Modification Of Deed Of Trust	Always
Modification Of Easement	Always
Modification Of Mortgage	Always
Moratorium Non-Forest	Always
Mortgage	Always
Mortgage Amendment	Always
Mortgage Non Disturbance Agreement	Always
Notice	Check For Tax Parcel Number Or Real Property Description
Notice Of Approval	Check For Tax Parcel Number Or Real Property Description
Notice Of Claim	Check For Tax Parcel Number Or Real Property Description
Notice Of Continuance	Check For Tax Parcel Number Or Real Property Description
Notice Of Default	Always
Notice Of Discontinuance	Always
Notice Of Intent	Always
Notice Of Intent To Forfeit	Always
Notice Of Location	Always
Notice Of Nitrate Water Quality	Always
Notice Of Removal Of Current Use Classification	Always
Notice Of Removal Of Designated Forest Land	Always
Notice Of Removal Of Land Classification	Always
Notice Of Sensitive Area	Always
Notice Of Trustee Sale	Always
Notice To Title	Always
On-Site Sewage Non Compliance Notification	Always

Document Title	Status of \$40 Housing Surcharge
On-Site Sewage System	Always
Open Space	Always
Open Space Tax Agreement	Always
Option	Check For Tax Parcel Number Or Real Property Description
Option Agreement	Check For Tax Parcel Number Or Real Property Description
Option To Purchase	Always
Order	Check For Tax Parcel Number Or Real Property Description
Order Of Sale	Always
Order To Vacate	Always
Ordinance	Check For Tax Parcel Number Or Real Property Description
Partial Assignment	Check For Tax Parcel Number Or Real Property Description
Partial Reconveyance	Always
Partial Release	Always
Partial Release Of Easement	Always
Partial Release Of Financing Statement	Always
Partial Release Of Mortgage	Always
Partial Release Of Notice	Check For Tax Parcel Number Or Real Property Description
Partial Release Of Reconveyance	Always
Partial Satisfaction	Check For Tax Parcel Number Or Real Property Description
Partial Satisfaction Of Contract	Always
Partial Satisfaction Of Judgment	Check For Tax Parcel Number Or Real Property Description
Partial Satisfaction Of Sewer Connection	Always
Patent	Check For Tax Parcel Number Or Real Property Description
Permit	Check For Tax Parcel Number Or Real Property Description
Personal Representatives Deed	Always
Petition	Check For Tax Parcel Number Or Real Property Description
Plat	Always

Document Title	Status of \$40 Housing Surcharge
Plat Certificate	Always
Power Of Attorney	Check For Tax Parcel Number Or Real Property Description
Pre-Nuptial Agreement	Check For Tax Parcel Number Or Real Property Description
Private Joint Use Easement	Always
Private Road Easement Agreement	Always
Promissory Note	Check For Tax Parcel Number Or Real Property Description
Purchase And Sale Agreement	Always
Purchasers Assignment	Always
Purchasers Assignment Contract And Deed	Always
Quit Claim Deed	Always
Real Estate Contract	Always
Reassignment	Check For Tax Parcel Number Or Real Property Description
Receiver's Deed	Always
Reciprocal Easement Agreement	Always
Reconveyance	Always
Redemption	Always
Registered Land Appointment Of Successor Trustee	Always
Registered Land Assignment Lease	Always
Registered Land Assignment Of Lease Excise Tax	Always
Registered Land Assignment Rents	Always
Registered Land Certificate Withdrawal	Always
Registered Land Personal Representatives Deed	Always
Registered Land Power Of Attorney	Always
Registered Land Quit Claim Deed	Always
Registered Land Trustees Deed	Always
Registered Land Withdrawl	Always
Reinstatement	Check For Tax Parcel Number Or Real Property Description

Document Title	Status of \$40 Housing Surcharge
Release	Check For Tax Parcel Number Or Real Property Description
Release Notice Of Trustee Sale	Always
Release Of Agreement	Check For Tax Parcel Number Or Real Property Description
Release Of Assignment	Check For Tax Parcel Number Or Real Property Description
Release Of Assignment Of Leases	Always
Release Of Assignment Of Rent	Always
Release Of Claim	Check For Tax Parcel Number Or Real Property Description
Release Of Code Violation	Always
Release Of Complaint	Check For Tax Parcel Number Or Real Property Description
Release Of Court Order	Check For Tax Parcel Number Or Real Property Description
Release Of Covenants	Always
Release Of Distraint	Always
Release Of Easement	Always
Release Of Full Reconveyance	Always
Release Of Interest	Always
Release Of Judgment	Check For Tax Parcel Number Or Real Property Description
Release Of Liability	Check For Tax Parcel Number Or Real Property Description
Release Of Lis Pendens	Always
Release Of Miscellaneous	Check For Tax Parcel Number Or Real Property Description
Release Of Notice	Check For Tax Parcel Number Or Real Property Description
Release Of Option	Always
Release Of Order	Check For Tax Parcel Number Or Real Property Description
Release Of Security Agreement	Check For Tax Parcel Number Or Real Property Description
Release Of Sewer Easement	Always
Release Title Eliminate From Real Property	Always
Relinquishment	Check For Tax Parcel Number Or Real Property Description

Document Title	Status of \$40 Housing Surcharge
Relinquishment Of Contract	Check For Tax Parcel Number Or Real Property Description
Removal From Real Property	Always
Renewal Of Lease With Option To Purchase	Always
Request	Check For Tax Parcel Number Or Real Property Description
Request For Notice	Check For Tax Parcel Number Or Real Property Description
Rescission	Check For Tax Parcel Number Or Real Property Description
Rescission Of Trustee's Deed & Trustee Sale	Always
Resolution	Check For Tax Parcel Number Or Real Property Description
Restriction	Check For Tax Parcel Number Or Real Property Description
Retention Agreement	Always
Revocation	Check For Tax Parcel Number Or Real Property Description
Revocation Of Community Property Agreement	Check For Tax Parcel Number Or Real Property Description
Revocation Power Of Attorney	Check For Tax Parcel Number Or Real Property Description
Rider	Always
Right Of 1st Refusal	Always
Right Of Way Agreement	Always
Right Of Way Deed	Always
Right Of Way Easement	Always
Right To Farm Disclosure	Always
Right To Practice Forestry Disclosure	Always
Road Access Easement	Always
Road Maintenance Agreement	Always
Sale Agreement	Always
Sale Of Leasehold Interest	Always
Satisfaction	Check For Tax Parcel Number Or Real Property Description
Satisfaction Of Judgment	Check For Tax Parcel Number Or Real Property Description
Satisfaction/Release Of Lien*	Check For Tax Parcel Number Or Real

Document Title	Status of \$40 Housing Surcharge
	Property Description
Satisfaction Of Mortgage	Always
Security Agreement	Check For Tax Parcel Number Or Real Property Description
Sellers Assignment	Always
Sellers Assignment And Deed	Always
Sellers Assignment Of Contract	Always
Seller's Assignment Of Contract & Deed	Always
Septic System Agreement	Always
Sewer Easement	Always
Sewer Service Agreement	Always
Shared Well Use Agreement Easement	Always
Shared Well Water Agreement	Always
Sheriff's Certificate Of Sale	Always
Sheriffs Deed	Always
Short Plat Map	Always
Short Plats	Always
Short Substitution	Always
Site Plan	Always
Special Warranty Deed	Always
Statement	Check For Tax Parcel Number Or Real Property Description
Statutory Warranty Deed	Always
Stipulation	Check For Tax Parcel Number Or Real Property Description
Storm Water Easement	Always
Subdivision	Always
Subdivision By Will Map	Always
Subordinate Deed Of Trust	Always
Subordinate Mortgage	Always
Subordination	Always

Document Title	Status of \$40 Housing Surcharge
Subordination Agreement	Check For Tax Parcel Number Or Real Property Description
Subordination Of Deed Of Trust	Always
Subordination Of Lease	Always
Subordination Of Mortgage	Always
Substitution	Check For Tax Parcel Number Or Real Property Description
Substitution Agreement	Check For Tax Parcel Number Or Real Property Description
Survey	Always
Tax Deed	Always
Tax Title Deed	Always
Temporary Easement	Always
Termination	Check For Tax Parcel Number Or Real Property Description
Termination Of Agreement	Check For Tax Parcel Number Or Real Property Description
Termination Of Condominium	Always
Termination Of Financing Statement	Always
Termination Of Lease	Always
Termination Of Water Service Contract	Always
Timber Deed	Always
Title Elimination Application	Always
Title Elimination Removal	Always
Title Notice	Always
Title Notice Extinguishment	Always
Title Notification	Always
Transfer	Check For Tax Parcel Number Or Real Property Description
Treasurers Deed	Always
Trust	Check For Tax Parcel Number Or Real Property Description
Trust Deed	Always
Trustee Deed	Always

Document Title	Status of \$40 Housing Surcharge
UCC Amendment	Always
UCC Assignment	Always
UCC Continuation	Always
UCC Filing	Always
UCC Partial Release	Always
UCC Termination	Always
US Marshall's Deed	Always
Utility Easement	Always
Vacation	Always
Waiver	Check For Tax Parcel Number Or Real Property Description
Warranty Deed	Always
Water Agreement	Always
Water Main & Related Appurtenances Easement	Always
Water Right	Always
Well Agreement	Always
Wetland Approval Application	Always
Wetland Buffer Notice	Always
Wetland Certification	Always
Withdrawal	Check For Tax Parcel Number Or Real Property Description
Writ Of Attachment	Always
Writ Of Execution	Check For Tax Parcel Number Or Real Property Description

\*The following documents (including associated releases and satisfactions) are exempt from the surcharge: Department of Social and Health Service liens, Employment Security Department liens, Federal Tax liens, and municipal sewer liens.

**Exempt by RCW Statute**

The following document titles are exempt from the housing surcharge by specific provision of an RCW.

Assignment Of Deed Of Trust
Substitution of Trustee
Resign & Appt Of Successor Trustee
Lien (Prepared by WA State DSHS Child Support Enforcement)
Land Corner Record
Birth Certificate
Death Certificate
Divorce Decree
Marriage
Misc Marriage Certificate
Name Change Order
Report Of Separation
Request Disclosure Of Discharge
Request Exempt Public Disclosure
Request For Access Of Exemption Of Discharge