



# Washoe County Recorder Update

# About the WCRO



Our mission is to record, permanently preserve, and provide convenient access to public records with superior quality and efficient customer service.

Real Property  
Records

Financing  
Documents

Maps

Mining  
Claims

Marriages

**Our goal is it make it easy for the public to do business with us.**

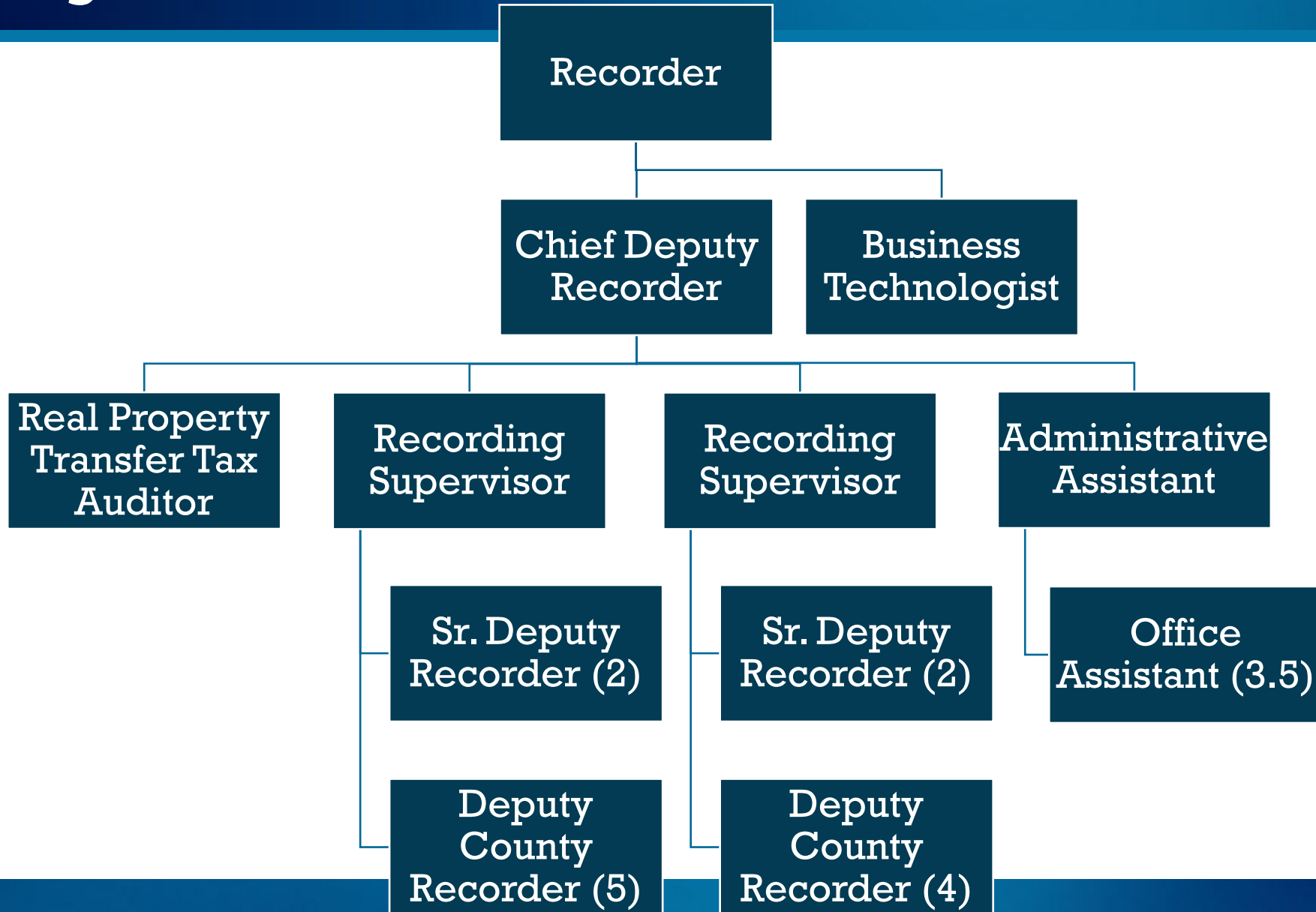
Secure

Innovative

Accessible

Public Service

# Current Org Chart



# WCRO Budget Overview



- **General Fund**
  - Labor Cost
  - Professional Services
  - Office Supplies
- **Technology Fund - NRS 247.305(2)**
  - Software
  - Disaster Recovery
  - Historical Book Preservation
  - Dept IT Support

# Stats-at-a-Glance FY25



**100k**

Total  
Recordings

**\$3.2m**

Recording Fees  
Collected

**22k**

Phone Calls

**5.7k**

Marriage  
Recordings

**\$30.5m**

RPTT Collected

**31.9k**

Total Copies

# Real Property Transfer Tax



RPTT is levied on the transfer of title to real property pursuant to NRS 375. The tax becomes payable when a deed or similar legal document is recorded, verifying that property's ownership has been transferred.

- **Tax Determination:** The tax amount is calculated based on the property value declared on the Declaration of Value form.
- **Exemptions:** The County Recorder also reviews any applications for exemptions to determine if the transaction qualifies for tax relief.
- **Tax Collection:** The tax is collected when the transfer documents are recorded. Washoe County collects \$2.05 for every \$500 of the property's value.
- **Funds Transfer:** After collection, the County Recorder's Office sends the collected taxes to the State of Nevada, minus any statutory collection allowance.

# Citizen Satisfaction Surveys



	How satisfied were you with the promptness of the recording staff?	How satisfied were you with customer service and professionalism provided by our office?	How satisfied are you with the knowledge and helpfulness from our staff?	Please rate your overall satisfaction with your visit.
All Time	97.4%	97.2%	97.1%	96.6%
202 YTD	98.0% ▲	98.0% ▲	96.0% ▲	96.5% ▲
FY 25	97.0%	97.0%	96.1% ▲	96.1% ▲

Customer Satisfaction Score is calculated using the formula:

$$\frac{\text{Number of satisfied customers (Satisfied or Very Satisfied)}}{\text{Number of survey responses}} \times 100 = \text{\% of satisfied customers}$$

# Recent Initiatives



- Large Scale Digitization Project
  - Marriage Record Scanning & Indexing dating back to 1861
- Business Continuity & Disaster Recovery
- Software Test Environment
- Historical Book Restoration (ongoing)
- Recording Notification Service

## Understanding Property Scams

- Property fraud is often referred to as deed fraud or document fraud.
- There have been national reports of fraud where forged, false, or fraudulently induced deeds are recorded against properties without the knowledge or consent of the owner.
- Property fraud tends to occur on properties that are unoccupied, do not have mortgages, or have high equity value.
- Criminals impersonate actual property owners to illegally sell real property the perpetrator does not actually own. If successful, it can take months or years for the actual property owner to discover the fraud.

## What's happening in our region?

- No known active cases in Washoe County.
- Attempted fraudulent sales of vacant land owned by Trusts.
- Criminals leverage data from publicly accessible online land and tax records to perpetrate their crimes.
- Fraud is constantly evolving. As bad actors leverage the speed of AI, we foresee further attempts of recording fraudulent transactions.

## Steps to Protect Your Property

- Consult with a title company regarding proper title insurance coverage
- Talk to your homeowner's insurance provider about available fraud coverage
- Register for the Property Recording Alert Service in your county
- Consider freezing your credit with the credit bureaus
- Monitor activity on your social security number

# Recording Notification Service



- The Recording Notification Service alerts homeowners whenever a document is recorded at the Washoe County Recorder's Office.
- Upon registering, you will receive an email alert as soon as a document is recorded containing your name, business name and/or parcel number that you are monitoring.
- The email alert contains a link to view the recorded document.
- Register for free.



# Looking Ahead at Future Initiatives



- Bulk Copy Request Fee Refresh
- Software Agreement Refresh
- Electronic Records & Historical Book Preservation
- Deed Fraud Prevention

## Property Records Industry Association

- <https://pria.us/>

## Recorders of Nevada – Helpful Information

- <https://recordersassociationofnevada.org/>

## Recording Data

- <https://www.washoecounty.gov/recorder/statistics.php>

## Recording Notification Service

- [https://www.washoecounty.gov/recorder/recording\\_notification.php](https://www.washoecounty.gov/recorder/recording_notification.php)

# Thank You

