

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF TAX AND REVENUE**



September 25, 2017

OTR TAX NOTICE 2017-05

NOTICE REGARDING RECORDER OF DEEDS' DISCRETION

The Recorder of Deeds of the District of Columbia hereby gives notice that pursuant to the authority set forth in Dancy v. Clark, 24 App. D.C. 487, 499 (D.C. Cir. 1905) and Mayers v. Ridley, 465 F.2d 630, 636-37 (D.C. Cir. 1972), the Recorder of Deeds may refuse to accept for recordation an instrument that, *inter alia*, is: not duly executed and acknowledged as required by law; presented without complete payment of fees or taxes; missing requisite elements within the instrument or accompanying documents (*e.g.* deficient legal description or no assessment and taxation lot numbers, signatures not original, tax return FP7/C not fully completed); or, illegal, invalid, or otherwise improper (*e.g.* lienholder and debtor are same, debtor did not grant lien, secured property is not owned by debtor).

If an instrument is refused by the Recorder of Deeds, the person seeking to record such instrument may seek a writ of mandamus at the Superior Court of the District of Columbia.