

Revocable Transfer on Death Deed

What is a Revocable Transfer on Death deed?

The Revocable Transfer on Death deed (TOD deed) is a simple way to pass real property to a beneficiary without going through probate, setting up a trust, or holding title as a joint tenant. When you die, the identified property will transfer to your named beneficiary. No probate will be necessary. The TOD deed has no effect until you die, and you can revoke it at any time.

Can I use this deed to transfer business property?

No. This deed can only be used to transfer:

- 1) A parcel of property that contains one to four residential dwelling units,
- 2) A condominium unit, or
- 3) A parcel of agricultural land of 40 acres or less, which contains a single-family residence.

How do I create the TOD deed to transfer property? Is it complicated?

It's very easy. You simply complete the [statutory form](#). Have it notarized and then RECORD the form in the county where the property is located. The form MUST be recorded on or before 60 days after the date you sign it, or the deed has no effect.

What does my beneficiary need to do after I die?

Your beneficiary must RECORD evidence of your death (Prob. Code § 210), and file a change in ownership notice (Rev. & Tax. Code § 480). If you received Medi-Cal benefits, your beneficiary must notify the State Department of Health Care Services of your death and provide a copy of your death certificate (Prob. Code § 215).

I have other questions. Is there an FAQ?

Yes, see the [Revocable Transfer on Death Deed and Reprint of the Statutory FAQs](#), available at:

<https://www.car.org/riskmanagement/qa/probate-folder/revocabletransferdeathdeed>