

Felony

(1 year or more in jail or prison)

- 8214.2. (a) A notary public who knowingly and willfully with intent to defraud performs any notarial act in relation to a deed of trust on real property consisting of a single-family residence containing not more than four dwelling units, with knowledge that the deed of trust contains any false statements or is forged, in whole or in part, is guilty of a felony. ([Government Code section 8214.2\(a\).](#))
- Any person who is not a duly commissioned, qualified, and acting notary public who does any of the acts prohibited by Section 8227.1 (see section 8227.1) in relation to any document or instrument affecting title to, placing an encumbrance on, or placing an interest secured by a mortgage or deed of trust on, real property consisting of a single-family residence containing not more than four dwelling units, is guilty of a felony
 - **Section 8227.1** makes it a misdemeanor to act as a notary public when you are not a Notary. If you commit any of these misdemeanor offenses and it has to do with real estate the misdemeanor will change to a felony.
- Filing false or forged documents relating to single-family residences; punishment; false statement to notary public
 - Every person who files any false or forged document or instrument with the county recorder which affects title to, places an encumbrance on, or places an interest secured by a mortgage or deed of trust on, real property consisting of a single-family residence containing not more than four dwelling units, with knowledge that the document is false or forged, is punishable, in addition to any other punishment, by a fine not exceeding seventy-five thousand dollars (\$75,000).
 - Every person who makes a false sworn statement to a notary public, with knowledge that the statement is false, to induce the notary public to perform an improper notarial act on an instrument or document affecting title to, or placing an encumbrance on, real property consisting of a single-family residence containing not more than four dwelling units is guilty of a felony