

California Bureau of Real Estate (CalBRE)



Frequently Asked Questions

What is CalBRE?

CalBRE stands for “The California Bureau of Real Estate.” This is a government organization that ensures that subdividers comply with real estate and subdivided land laws when offering new homes or residential lots for sale.

Do All Projects Require Regulatory Jurisdiction of the CalBRE?

The laws enforced by the CalBRE apply to Standard Subdivisions and various types of Common Interest Subdivisions including mixed-use condominiums and timeshares offered for sale in California.

What Types of Projects are Exempt from Obtaining a Public Report?

- Subdivisions with four or less lots/units
- Subdivisions offered by public agencies
- Commercial and industrial subdivisions
- Subdivisions located within the boundaries of an incorporated City where all lots are improved with residential structures and there are NO common area lots to be maintained by a homeowners association or vacant lots offered for purchase.

How Do I Get Started?

Contact your Fidelity CalBRE Coordinator as soon as you obtain an approved tentative tract map and signed conditions of approval. Your Fidelity CalBRE Coordinator will walk you through the necessary steps to start the CalBRE process.

What Will I Need for the CalBRE Filing?

The documents required for the CalBRE filing will vary for each project. Your Fidelity CalBRE Coordinator will assist you with the preparation of the CalBRE forms and provide you with a list of items needed for your submittal. CalBRE forms and fee schedule are available at www.bre.ca.gov for your reference.

What types of Subdivision Public Reports are issued by CalBRE?

There are several types of Subdivision Public Reports that are issued by CalBRE. Those reports are:

- 1. Preliminary Subdivision Public Report (“Pink”):**
This report allows the subdivider to advertise their project and take reservations secured with refundable deposits.
- 2. Conditional Subdivision Public Report (“Yellow”):**
This report allows the subdivider to enter into a contract with a buyer and open escrow. They can start the lending process and prepare for closing. This report does not allow for the closing of an escrow.
- 3. Final Subdivision Public Report (“White”):**
This report allows the subdivider to enter into a contract with a buyer and open/close an escrow.

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What are CalBRE Timelines?

When estimating the timeline for your project, it is safe to plan on three to four months for a Standard Subdivision, and four to six months for a Common Interest Subdivision. The following timelines begin from the date your file has been received by CalBRE.

Standard Subdivision: The CalBRE has 10 days to assign your file to a Special Investigator (“SI”). The SI has 30 days to initially review the file. If a deficiency notice is issued, CalBRE has 20 days to review the deficiency items once they are received. Once the file has been reviewed and accepted by CalBRE and is “perfected”, the Final Subdivision Public Report and all finalized documents are submitted to CalBRE; they have 10 days to issue the Final Subdivision Public Report.

Common Interest: The CalBRE has 10 days to assign your file to a Special Investigator. The SI has 60 days to initially review the file. If a deficiency notice is issued, the CalBRE has 30 days to review the deficiency items once they are received.

Homeowners Association (“HOA”) Budgets: In addition to the SI reviewing your Common Interest filing; the budgets for the HOA are also under review by a Budget SI. The Budget SI has the same timeframe as the SI reviewing the file; however they have their own review process and can also issue deficiencies.

Once the file has been reviewed and accepted by the CalBRE and is “perfected”, the Final Subdivision Public Report and all finalized documents are submitted to CalBRE; they have 15 days to issue the Final Subdivision Public Report.

How Can I Contact CalBRE?

There are five California offices for the CalBRE, with headquarters in Sacramento and additional offices in Fresno, Los Angeles, Oakland, and San Diego.

CalBRE Call Center for all offices: (877) 373-4542

Why Should I Work with a Fidelity CalBRE Coordinator?

The CalBRE process can be a complicated and detailed process. Your Fidelity team has years of experience and knowledge in understanding the various requirements and regulations. Working with this type of expertise can eliminate unnecessary delays in obtaining your Public Reports.

Contact your Fidelity CalBRE Coordinator or www.bre.ca.gov for more information.



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