



ACP and Real Property

Does enrolling in the ACP protect my real property information?

Some property record protections are available to ACP participants with a written request, but the protections are limited. In 2015, state laws were amended, and now include provisions for ACP participants to request the same property record protections as law enforcement officials. The amended laws (Sec. 18-9-313, C.R.S.) are included in the ACP Laws and Rules Packet.

How do I request real property record protections?

ACP participants must show their ACP authorization card and make a written request for confidentiality. Even though the laws do not require a special form, county assessors and clerks may request that participants use a special ACP form. Participants may want to call the clerk and recorder and assessor's offices in their county to find out what paperwork they require well in advance of closing.

After closing, participants should not have the purchase filed electronically. Instead, ACP participants should carry or mail the paperwork to the clerk, with their written confidentiality request placed on top of the documents, and include a copy of their ACP authorization card. Participants should go to the clerk first and the assessor second. For purchases that were completed before enrolling in the ACP, participants should deliver the written request and copy of the authorization card to the clerk and assessor's offices. Participants can also contact the clerk and assessor in the county where the property is located for any specific instructions.

How is the record protection "limited?"

The ACP laws do not extend to private businesses. Title companies, title plants, banks, inspectors, appraisers, realtors, and mortgage companies are all private businesses, and are not subject to the ACP laws. Participants should let these companies know that they are in the ACP and request that their records be kept as confidential as possible.

Are there any other options for protecting real property records?

ACP participants may want to consult an attorney who specializes in real property law before purchasing real property. Making a purchase through a trust or business could provide more confidentiality, but these types of purchases require competent legal assistance.

Form to Request to Block Public Dissemination of Personal Information on the Internet

The ACP has created a draft form that participants may use for their request. See Page 3 for the form, but be aware that counties may have their own form for this use.

ACP Contact Information

Email: acp@state.co.us

Phone: 303-866-2208

Fax: 303-866-3946

Request to Block Public Dissemination of Personal Information on the Internet

I, [print name] _____, hereby request that the Clerk and Recorder of _____ County, Colorado, prevent my personal and actual address information from public dissemination over the Internet, specifically for the documents located at the following reception number(s):

Personal information is defined as the home address, home telephone number, personal mobile telephone number, personal mobile telephone number, personal e-mail address, personal photograph, directions to the home, and photographs of the home and vehicle for a participant in the Address Confidentiality Program. §18-9-313(1)(l), C.R.S.

Actual address information is defined as a residential, work, or school address as specified on the individual's application to be a program participant under this part 21, and includes the county, voting precinct number and any unique identifying information related to the individual's residential, work, or school address. §24-30-2103(1), C.R.S.

I hereby affirm that I am authorized to make this request because I am a participant in the Colorado Address Confidentiality Program.

I understand that the record protection is limited and that real property information may be obtained through an in-person request.

Printed Name: _____

Signature: _____ Date: _____

Contact Information (phone, email optional): _____