Transfer on Death Deed (TODD)

Transfer on Death Deed  Minn. Stat. § 507.071

A transfer on death deed (TODD) is accepted for filing as a memorial and does not transfer any interest in the property until all grantor owners are deceased.

When all grantor owners are deceased, the registrar of titles will require examiner of titles approval before issuing a new certificate of title to the TODD grantees. There is no fee for the approval and documents are typically ready by 10 am the day following receipt.

To obtain approval, submit to the examiner of titles, in person or by mail:

- The certificate of title number and your contact information,
- A certified copy of death certificate for each grantor/owner (Minn Stat § 507.071, subd 20),
- An affidavit of identity and survivorship (UCB Form 50.2.3; Minn Stat § 507.071, subd 20), and
- A clearance certificate for public assistance claims and liens, signed by the county representative, for each grantor/owner (Minn Stat § 507.071, subd 23).

To obtain the clearance for property in Hennepin County, submit, in person, by mail, or by email:

- A completed application form (DHS-5893), and
- A completed clearance form (leave the signature page blank) (DHS-5893 or UCB Form 10.8.9)

To: Hennepin County Human Services–Estate Recovery
300 South Sixth Street, Suite A-134 (located on 13th floor of Government Center, A tower)
Minneapolis, MN 55487
Phone: 612-596-0674
Email: HSPH.FAA.Unit.ERU.Spaulding@hennepin.us

Contacts
Registrator of Titles
Skyway level–Hennepin County Government Center

Examiner of Titles
A-701 Government Center
300 South 6th Street
Minneapolis, MN 55487-0071
Office: 612-348-3191
Ex.Titles@hennepin.us

Website
hennepin.us