

**477-000-048 – Real Property: Transfer on Death Deed**

Ownership of real property must be verified by current recorded deed. A transfer on Death Deed is a revocable recorded deed which transfers real property ownership to another individual upon the death of the owner(s). When the current recorded deed is a transfer on death deed for our applicant/client, or his/her spouse, then the applicant/client is not eligible until that deed is revoked and recorded with the County Clerk or Register of Deeds. Below are the required steps:

1. Current Transfer on Death deed is verified and the copy is contained in the case record.
2. Send Notice of Action requiring revocation of transfer on death deed before Medicaid eligibility can be established. Manual reference 477 NAC 23-001.07A.
3. Client/spouse goes through the formal process for transfer on death deed revocation and records that revocation deed.
4. Client/spouse sends copy of revocation recorded deed to DHHS.
5. Eligibility determination proceeds.