Title to real property in California may be held by individuals, either in Sole Ownership or in Co-ownership. Co-ownership of real property occurs when title is held by two or more persons. There are several variations as to how title may be held in each type of ownership. The following brief summaries reference eight of the common examples of Sole Ownership and Co-ownership.

**Sole Ownership**

- **A Single Man/Owner**
  - A single man or woman
  - Example: John Doe, a single man

- **A Divorced Man/Owner**
  - A man or woman, having been legally divorced
  - Example: Jane, an unmarried woman

- **A Married Man/Owner, as His/Her Sole & Separate Property**
  - When a married man or woman wishes to acquire title as her sole and separate property, the spouse must consent and relinquish all right, title and interest in the property by deed or other written agreement
  - Example: John, a married man, as his sole and separate property

**Co-Ownership**

- **Community Property**
  - Property acquired by a married couple, or either spouse during marriage, other than by gift, bequest, devise, descent or as the separate property of either, is presumed community property
  - Example: John and Mary, husband and wife, as community property
  - Example: Jane, a married woman

- **Tenancy in Common**
  - Two or more persons (may be spouses or domestic partners)\(^1\)
  - Example: John and Mary, husband and wife, as joint tenants

- **Joint Tenancy**
  - Two or more persons (may be spouses or domestic partners)\(^2\)
  - Example: John, a married man, as his sole and separate property

- **Community Property with Right of Survivorship**
  - Spouses or domestic partners
  - Example: John and Mary, husband and wife, as community property with right of survivorship

- **Tenancy by the Entireties**
  - Two or more persons (may be spouses or domestic partners)\(^3\)
  - Example: John and Mary, husband and wife, as tenants by the entirety

- **Tenancy in Common JOINT TENANCY COMMUNITY PROPERTY COMMUNITY PROPERTY with Right of Survivorship**

\(^1\) "Persons" includes a natural person as well as a validly formed corporation, limited partnership, limited liability company or general partnership. Trust property is vested in the trustee (usually a natural person or corporation).

\(^2\) For domestic partners meeting California statutory requirements, benefits are the same as community property except certain tax benefits may not be available. Note: Two unrelated persons who are either (a) same sex, or (b) opposite sex if they marry or display identity requirements, may be domestic partners provided that they are not then married or in a domestic partnership and comply with other statutory requirements.

\(^3\) Transfers by married persons or domestic partners may require a quitclaim deed from spouse/partner for title insurance purposes.

\(^4\) If co-owners are married or domestic partners, property may be subject to legal presumption of "community property" requiring consent of both spouses/partners to convey or encumber title notwithstanding vesting as "joint tenancy."