

## NCSL TABLE

### REAL ESTATE TRANSFER TAXES

State	Tax Description	Rate
Alabama	Deeds: \$0.50/\$500	0.10%
	Mortgages: \$0.15/\$100	0.15%
Alaska	None	N/A
Arizona	Flat real estate transfer fee: \$2.00	Flat fee
Arkansas	State transfer tax: \$3.30/\$1,000 (composed of two parts: real property transfer tax - \$1.10 plus an additional tax currently at \$2.20)	0.33%
California	Local optional transfer tax \$0.55/\$500.	0.11%
	Cities within a county that implements a transfer tax can have a tax rate that is half of the county rate, \$.275/\$500, and the city tax can be applied as a credit against the county tax. Real estate instrument recording fee: up to \$10	0.06%
Colorado	Transfer tax: \$.01/\$100	0.01%
	TABOR prohibits new or increased local transfer tax rates that were not in existence prior to Jan. 14, 1993. Localities' rates that imposed taxes before TABOR vary from 1% to 4%.	1% - 4%

<p><b>Connecticut</b></p>	<p>State conveyance tax is usually 1%; however, in lieu of that rate, it is as follows: 0.75% or 1.25%, based on value and use. The 0.75% rate applies to unimproved land, property up to \$800K, and to property with mortgage payments delinquent for over 6 months. The 1.25% rate applies to nonresidential property other than unimproved land and property values over \$800K.</p> <p>Municipal portion of transfer tax: 0.25%</p> <p>Any targeted investment community/municipality with a qualified manufacturing plant may impose an additional tax of up to 0.25%</p>	<p>0.75% - 1.25%</p> <p>0.25%</p>
<p><b>Delaware</b></p>	<p>State tax: 3% tax on value of property unless there is also a local transfer tax; then the maximum rate is 2.5%.</p> <p>Local tax: up to 1.5%</p>	<p>2.5% - 3%</p> <p>0% - 1.5%</p>
<p><b>District of Columbia</b></p>	<p>Deed recordation tax: 1.45%, or 1.1% for values up to \$400,000; first-time homebuyer reduced recordation tax rate: 0.725%</p> <p>Deed transfer tax: 1.45% or 1.1% for values up to \$400,000.</p>	<p>0.725% - 1.45%</p> <p>1.1% or 1.45%</p>

<p><b>Florida</b></p>	<p>State transfer tax rate: \$0.70/\$100, unless a county levies the optional local documentary stamp surtax, then the state rate would be \$0.60/\$100 within the county.</p> <p>Optional county documentary surtax: up to \$0.45/\$100</p> <p>Mortgage tax: \$0.35/\$100</p> <p>The state nonrecurring intangible tax rate is \$2/\$1000</p>	<p>0.7% or 0.6%</p> <p>0.45%</p> <p>0.35%</p> <p>0.20%</p>
<p><b>Georgia</b></p>	<p>State transfer tax: \$1.00 for the first \$1,000 and \$0.10 for each additional \$100</p> <p>Intangible recording tax: \$1.50/\$500. The maximum amount of any intangible recording tax payable with respect to any single note is \$25,000.</p>	<p>0.1% for the first \$1,000; 0.1% for each additional \$100</p> <p>0.30%</p>
	<p>State conveyance tax:</p> <p>\$0.10/\$100 on property with a value &lt; \$600,000</p> <p>\$0.20/\$100 on property with a value between \$600,000 but under \$1M</p> <p>\$0.30/\$100 on property with a value between \$1M but under \$2M</p> <p>\$0.50/\$100 on property with a value between \$2M but under \$4M</p> <p>\$0.70/\$100 on property with a value between \$4M but under \$6M</p> <p>\$0.90/\$100 on property with a value between \$6M but under \$10M</p> <p>\$1.00/\$100 on property with a value ≥ \$10M</p>	<p>0.1% - 1%</p>

<b>Hawaii</b>	<p>For condos and single family residences where the purchaser is ineligible for a county homeowner's exemption, the tax imposed for each transaction is:</p> <p>\$0.15/\$100 on property with a value &lt; \$600,000</p> <p>\$0.25/\$100 on property with a value between \$600,000 to \$1M</p> <p>\$0.40/\$100 on property with a value between \$1M but under \$2M</p> <p>\$0.60/\$100 on property with a value between \$2M but under \$4M</p> <p>\$0.85/\$100 on property with a value between \$4M but under \$6M</p> <p>\$1.10/\$100 on property with a value between \$6M but under \$10M</p> <p>\$1.25/\$100 on property with a value ≥ \$10M</p>	0.15% - 1.25%
<b>Idaho</b>	None	N/A
<b>Illinois</b>	<p>State real estate transfer tax: \$0.50/\$500</p> <p>County real estate transfer tax (optional): \$0.25/\$500</p> <p>Home rule municipalities with a population over 1M may impose an additional transfer tax of up to \$1.50/\$500</p>	<p>0.10%</p> <p>0.05%</p> <p>0.30%</p>
<b>Indiana</b>	None	N/A
<b>Iowa</b>	State real estate transfer tax: \$0.80/\$500	0.16%
<b>Kansas</b>	Mortgage registration tax: 0.1%	0.10%
<b>Kentucky</b>	Transfer tax: \$0.50/\$500	0.10%
<b>Louisiana</b>	None	N/A
<b>Maine</b>	Transfer tax: \$2.20/\$500	0.44%
	State transfer tax: 0.5%, or 0.25% for first-time buyers	0.25% - 0.5%

<b>Maryland</b>	Counties may levy a local transfer tax at a rate of up to 0.5%	0% - 0.5%
	<p>State recordation tax rate: \$0.55 for a property that is in 2 or more counties and is security for a corporate bond of a public service company.</p> <p>County recordation tax rates vary.</p> <p>Agricultural land transfer tax:</p> <ol style="list-style-type: none"> <li>1. 20 acres or more of agricultural land: 5%</li> <li>2. Less than 20 acres of agricultural land for agricultural use or as unimproved agricultural land: 4%</li> <li>3. Less than 20 acres of agricultural land assessed as improved agricultural land or agricultural land with site improvements: 3%</li> </ol>	3% - 5%
<b>Massachusetts</b>	Transfer tax: \$2.00 plus a 14% surtax (total=\$2.28)/\$500	0.46%
	Only Barnstable County has reduced the basic state excise tax rate, bringing their rate to: \$1.50 plus a 14% surtax (total=\$1.71)/\$500	0.34%
<b>Michigan</b>	State real estate transfer tax: \$3.75/\$500	0.75%
	County real estate transfer tax: \$0.55 - \$0.75/\$500 depending on +/- 2 million county population.	0.11% - 0.15%
	Deed tax: \$1.65/\$500	0.33%
	Mortgage registry tax \$0.23/\$100	0.23%

<b>Minnesota</b>	\$5 transaction fee on the registration of any deed or mortgage for metropolitan counties.	
<b>Mississippi</b>	None	N/A
<b>Missouri</b>	None	N/A
<b>Montana</b>	None	N/A
<b>Nebraska</b>	Stamp tax rate: \$2.25/\$1000	0.23%
<b>Nevada</b>	State transfer tax: \$1.30/\$500	0.26%
	County transfer tax: \$0.65/\$500 up to 700,000 county population	0.13%
	\$1.25/\$500 over 700,000 county population	0.25%
	Counties with a population under 700,000 may impose an additional transfer tax up to \$0.05/\$500.	0.01%
<b>New Hampshire</b>	Transfer tax: \$0.75/\$100 Paid by buyer and by seller, making total rate 1.5%	
	\$20 minimum tax on transfers of \$4,000 or less, for both buyer and seller, totaling to \$40. Recordation fee: \$25	1.50%
<b>New Jersey</b>	NJ has several realty transfer fees:	
	1. State fee \$1.25/\$500	1. 0.25%
	2. County fee \$0.50/\$500	2. 0.1%
	3. Additional fee of \$0.75/\$500 for deeds more than \$150,000	3. 0.15%
	4. General purpose fee that varies from \$0.90- \$2.15/\$500 for deeds more than \$350,000	4. 0.18% - 0.43%
5. Supplemental fee that varies from \$0.25- \$1.40/\$500, depending on value of deed.	5. 0.05% - 0.28%	

	<p>6. Grantee fee on sales over \$1M have a fee equal to 1% of entire price.</p> <p>Reduced rates are available for sellers of low- and moderate-income housing who are senior citizens, blind or disabled. Rates range from \$0.50-\$3.40/\$500</p>	<p>6. 1%</p> <p>0.1% - 0.68%</p>
<b>New Mexico</b>	None	N/A
<b>New York</b>	<p>Realty transfer tax: \$2.00/\$500; additional 1% levied on transfers over \$1 million and some counties may levy more.</p> <p>NY City realty transfer tax: 1% to 2.625% based on +/- \$500K home value and type of property.</p> <p>Mortgage recording tax:</p> <ol style="list-style-type: none"> <li>1. Basic tax of \$0.50/\$100</li> <li>2. Special additional tax \$0.25/\$100</li> <li>3. Additional tax: \$0.25/\$100 for counties outside of the Metropolitan Commuter Transportation District and \$0.30/\$100 for counties within it.</li> </ol> <p>NY City mortgage recording tax: \$1.00-\$1.75/\$100 based on +/- \$500K home value and type of property.</p> <p>There are many other local optional taxes with rates varying by locality.</p>	<p>0.4% or 1.4% over \$1 million, possibly more depending on county.</p> <p>1% - 2.625%</p> <p>0.50%</p> <p>0.25%</p> <p>0.25% or 0.30%</p> <p>1% - 1.75%</p>
	State excise tax: \$1.00/\$500	0.20%

<b>North Carolina</b>	Seven counties (Camden, Chowan, Currituck, Dare, Pasquotank, Perquimans and Washington) can levy an optional local real estate excise tax to a maximum of \$1.00/\$100.	0% - 1%
<b>North Dakota</b>	None	N/A
<b>Ohio</b>	Real property conveyance fee: \$1.00/\$1000 Counties have the option to levy \$0.30/\$100  County auditors must collect a \$0.50 parcel fee for each transfer of land or lot.	0.10% 0% - 0.3%
<b>Oklahoma</b>	Documentary stamp tax: \$0.75/\$500  Mortgage registration tax: \$0.02-\$0.10/\$100, based on term of mortgage.	0.15% 0.02% - 0.1%
<b>Oregon</b>	<a href="#"><u>Localities are prohibited from imposing any fee or charge for transferring of title unless implemented before March 31, 1997. Only Washington County has a real estate transfer tax that pre-dates the deadline, which is \$1.00/\$1000 when value exceeds \$13,999.</u></a>	0.1% - Washington County only
<b>Pennsylvania</b>	Documentary stamp tax: 1%  Municipalities and school districts may impose a local realty transfer tax to a maximum of 1%.	1%
<b>Rhode Island</b>	Real estate conveyance tax: \$2.30/\$500	0.46%
<b>South Carolina</b>	Deed recording fee \$1.85/\$500 (\$1.30 state, \$0.55 county) Local real estate transfer fees are prohibited except for those in effect before January 1, 1991.	0.37%



<b>South Dakota</b>	\$0.50/\$500	0.10%
<b>Tennessee</b>	Transfer tax: \$0.37/\$100 Mortgage tax: \$0.115/\$100 For any instrument that requires a receipt by the county of the state transfer tax or mortgage tax, the county collects a \$1.00 fee.	0.37% 0.12%
<b>Texas</b>	None	N/A
<b>Utah</b>	None	N/A
<b>Vermont</b>	Property transfer tax: 1.25% or 0.5% Tax rate is 0.5% on the first \$100,000 of value and 1.25% over \$100,000. On a home financed with a purchase money mortgage in conjunction with the VT Housing and Conservation Trust Fund, VT Housing Finance Agency, or the US Dept. of Agriculture and Rural Development—there is no tax on the first \$110,000 and 1.25% on any amount higher. Property transfer return fee: \$10 Clean water surcharge: 0.2%, however, there are special rates on select transfers. Capital gains tax imposed on land sales, based on length of ownership.	0.5%-1.25%
	State recordation tax: \$0.25/\$100 under \$10M For amounts greater than \$10M, the rates are: 1. \$0.22/\$100 \$10M to \$20M 2. \$0.19/\$100 \$20M to \$30M	0.25% under \$10M; 0.13% - 0.22% above \$10M, varies based on price

<p><b>Virginia</b></p>	<p>3. \$0.16/\$100 \$30M to \$40M  4. \$0.13/\$100 for anything over \$40M</p> <p>Deed of release recordation tax: \$0.50  Grantor tax: \$0.50/\$500 when the consideration paid for or value of interest, whichever is greater, exceeds \$100.  Optional local recordation tax equal to one-third of state recordation tax.</p> <p>Regional Congestion Relief Fee: \$0.15/\$100  State deed recording fee: \$20</p>	<p>0.10%</p> <p>0.15%</p>
<p><b>Washington</b></p>	<p>Real estate excise tax: 1.28% plus a local optional tax that cannot exceed 0.25% of 1% of the selling price.  Homeless Housing and Assistance (Document Recording) Surcharge Fee: \$40 surcharge on each document recorded through June 30, 2019. Exempts assignments or substitutions of previously recorded deeds of trust.</p>	<p>1.28%</p>
<p><b>West Virginia</b></p>	<p>Transfer tax: \$1.65/\$500 (\$1.10 state, \$0.55 county)  A county may levy an optional excise tax up to \$1.65.  A county with a farmland protection program has the option to levy an additional county excise tax up to \$1.10/\$500.  Flat recording fee: \$20.</p>	<p>0.33%</p>
<p><b>Wisconsin</b></p>	<p>Transfer tax \$0.30/\$100</p>	<p>0.30%</p>

Wyoming	None	N/A
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