

CLOSING COSTS AND TRANSFER TAXES IN CA

In every real estate transaction, some closing cost and fees may be negotiable, and subject to the terms of the real estate contract. These closing costs reflect what is currently customary in the state of California. Amounts shown herein are deemed reliable but not guaranteed, and are subject to change. Please contact our local office for more information.

County	Contact	Escrow Charges/Fees	Title Fee (Owner's Policy)	County Transfer Tax Per Thousand	City Transfer Tax
Alameda	510.272.6362 888.280.7708 www.co.alameda.ca.us	Buyer	Buyer	Seller – \$1.10	Split – Buyer/Seller: Alameda – \$12.00/\$1,000 Albany – \$15.00/\$1,000 Emeryville Up to \$1 million – \$12/\$1,000, \$1 million–\$2 million – \$15/\$1,000, Over \$2 million – \$25/\$1,000 Hayward – \$8.50/\$1,000 Piedmont – \$13.00/\$1,000 San Leandro – \$11.00/\$1,000 Berkeley – \$15.00/\$1,000 (Transactions exceeding \$1.61 million – \$25/\$1,000) Oakland Up to \$300,000 – \$10/\$1,000, \$300,000–\$2 million – \$15/\$1,000, \$2 million–\$5 million – \$17.50/\$1,000, Over \$5 million – \$25/\$1,000
Alpine	530.694.2286 www.co.alpine.ca.us	Split – Buyer/Seller	Buyer	Seller – \$1.10	
Amador	209.223.6468 www.co.amador.ca.us	Split – Buyer/Seller	Buyer	Seller – \$1.10	
Butte	530.538.7691 www.buttecounty.net	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Calaveras	209.754.6372 www.co.calaveras.ca.us/cc	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Colusa	530.458.0500 www.colusacountyclerk.com	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Contra Costa	925.335.7900 www.co.contra-costa.ca.us	Buyer	Buyer	Seller – \$1.10	El Cerrito \$12.00/\$1,000 Split – Buyer/Seller Richmond \$100–\$999,999 – \$7/\$1,000 \$1,000,000–\$2,999,999 – \$12.50/\$1,000 \$3,000,000–\$9,999,999 – \$25/\$1,000 Over \$10,000,000 – \$30/\$1,000
Del Norte	707.464.7216 www.co.del-norte.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
El Dorado	530.621.5490 co.el-dorado.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Fresno	559.488.3534 www.co.fresno.ca.us	Split – Buyer/Seller	Seller	Seller – \$1.10	
Glenn	530.934.6412 www.countyofglenn.net	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Humboldt	707.445.7593 co.humboldt.ca.us	Split – Buyer/Seller	Seller	Seller – \$1.10	
Imperial	760.482.4272 www.co.imperial.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Inyo	760.878.0222 www.inyocounty.us	Split – Buyer/Seller	Seller	Seller – \$1.10	
Kern	661.868.6400 www.co.kern.ca.us	Split – Buyer/Seller	Seller Split: Ridgecrest	Seller – \$1.10	
Kings	559.582.2311 x 2470 ww.countyofkings.com	Split – Buyer/Seller	Seller	Seller – \$1.10	
Lake	707.263.2293 www.co.lake.ca.us	Buyer	Buyer	Seller – \$1.10	
Lassen	530.251.8234 www.lassencounty.org	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	
Los Angeles	800.815.2666 lacounty.gov	Split – Buyer/Seller	Seller	Seller – \$1.10	Culver City \$0–\$1,499,999 – \$4.50/\$1,000 \$1,500,000–\$2,999,999 – \$15.00/\$1,000 \$3,000,000–\$9,999,999 – \$30/\$1,000 Over \$10,000,000 – \$40/\$1,000 Los Angeles \$100–\$5,000,000 – \$4.50/\$1,000 \$5,000,000–\$10,000,000 – \$44.50/\$1,000 Over \$10,000,000 – \$59.50/\$1,000 Pomona – \$2.20/\$1,000 Redondo Beach – \$2.20/\$1,000 Santa Monica \$0–\$4,999,999 – \$3/\$1,000 \$5,000,000–\$7,999,999 – \$6/\$1,000 Over \$8,000,000 – \$56/\$1,000
Madera	559.675.7720 www.madera-county.com	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10	



Lawyers Title

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Marin	415.499.6092 www.co.marin.ca.us	Buyer	Buyer	Seller – \$1.10	Seller pays – San Rafael \$2.00/\$1,000																					
Mariposa	209.966.2332 www.mariposacounty.org	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Mendocino	707.463.4376 www.co.mendocino.ca.us	Buyer	Buyer	Seller – \$1.10																						
Merced	209.385.7501 www.co.merced.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Modoc	530.233.6205 www.modocounty.us	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Mono	760.932.5530 www.monocounty.ca.gov	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Monterey	831.755.5041 www.co.monterey.ca.us	Split – Buyer/Seller	Seller: Monterey Peninsula, Salinas	Seller – \$1.10																						
Napa	707.253.4247 www.countyofnapa.org	Buyer	Buyer	Seller – \$1.10																						
Nevada	530.265.1221 www.mynevadacounty.com	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Orange County	714.834.2887 www.ocgov.com	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Placer	530.886.5600 www.placer.ca.gov	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Plumas	530.283.6218 www.countyofplumas.com	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Riverside	800.746.1544 951.486.7000 www.countyofriverside.us	Split – Buyer/Seller	Seller	Seller – \$1.10	Riverside – \$1.10/\$1,000																					
Sacramento	916.874.6334 www.saccounty.net	Split – Buyer/Seller	Seller	Seller – \$1.10	Split – Buyer/Seller Sacramento – \$2.75/\$1,000																					
San Benito	831.636.4016 www.san-benito.ca.us	Seller	Seller	Seller – \$1.10																						
San Bernardino	909.387.8322 www.sbcounty.gov	Split – Buyer/Seller	Seller	Seller – \$1.10																						
San Diego	619.238.8158 www.sdcounty.ca.gov	Split – Buyer/Seller	Seller	Seller – \$1.10																						
San Francisco	415.544.5596 www.sfgov.org	Buyer	Buyer	Seller – see City Transfer Tax	<table border="1"> <thead> <tr> <th>Tax Tier</th> <th>Consideration or Value</th> <th>per \$500</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>\$100 – \$250,000</td> <td>\$2.50</td> </tr> <tr> <td>2</td> <td>\$250,001 – \$999,999</td> <td>\$3.40</td> </tr> <tr> <td>3</td> <td>\$1,000,000 – \$4,999,999</td> <td>\$3.75</td> </tr> <tr> <td>4</td> <td>\$5,000,000 – \$9,999,999</td> <td>\$11.25</td> </tr> <tr> <td>5</td> <td>\$10,000,000 – \$24,999,999</td> <td>\$27.50</td> </tr> <tr> <td>6</td> <td>\$25,000,000 – +</td> <td>\$30.00</td> </tr> </tbody> </table>	Tax Tier	Consideration or Value	per \$500	1	\$100 – \$250,000	\$2.50	2	\$250,001 – \$999,999	\$3.40	3	\$1,000,000 – \$4,999,999	\$3.75	4	\$5,000,000 – \$9,999,999	\$11.25	5	\$10,000,000 – \$24,999,999	\$27.50	6	\$25,000,000 – +	\$30.00
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San Joaquin	209.468.3939 www.sjgov.org	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
San Luis Obispo	805.781.5080 www.slocounty.ca.gov	Split – Buyer/Seller	Seller	Seller – \$1.10																						
San Mateo	650.363.4500 www.co.sanmateo.ca.us	Buyer	Buyer	Seller – \$1.10	San Mateo – \$5.00/\$1,000 – Split – Buyer/Seller Hillsborough – \$0.30/\$1,000 – Negotiable																					
Santa Barbara	805.568.2250 www.countyofsb.org	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Santa Clara	408.299.2481 www.sccgov.org	Seller	Seller	Seller – \$1.10	Split – Buyer/Seller Mountain View – \$1.65/ \$500 Palo Alto – \$1.65/ \$500 San Jose – \$1.65/ \$500 <i>San Jose additional tax:</i> \$2,000,000.01 to \$5,000,000 – 0.75% \$5,000,000.01 to \$10,000,000 – 1.0% \$10,000,000.01 and higher – 1.5%																					
Santa Cruz	831.454.2800 www.co.santa-cruz.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Shasta	530.225.5671 www.co.shasta.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Sierra	530.289.3295 www.sierracounty.ws	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Siskiyou	530.842.8065 www.co.siskiyou.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Solano	707.784.6210 www.solanocounty.com	Buyer	Buyer	Seller – \$1.10	Seller Vallejo – \$3.30/\$1,000																					
Sonoma	707.565.2651 www.sonoma-county.org	Buyer	Buyer	Seller – \$1.10	Petaluma – \$2.00/\$1,000 – Seller pay Santa Rosa – \$2.00/\$1,000 – Seller pay																					
Stanislaus	209.525.5250 www.stancounty.com	Split – Buyer/Seller	Split – Buyer/Seller: Turlock Seller: All Other	Seller – \$1.10																						
Sutter	530.822.7134 www.co.sutter.ca.us	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Tehama	530.527.3350 www.co.tehama.ca.us	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Trinity	530.623.1215 www.trinitycounty.org	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Tulare	559.636.5051 www.co.tulare.ca.us	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Tuolumne	209.533.5535 www.tuolumnecounty.ca.gov	Split – Buyer/Seller	Split – Buyer/Seller	Seller – \$1.10																						
Ventura	805.654.2295 www.countyofventura.org	Split – Buyer/Seller	Seller	Seller – \$1.10																						
Yolo	530.666.8130 www.yolocounty.org	Buyer – Davis Seller – All Other	Buyer: Davis Seller: All Other	Seller – \$1.10	Woodland – \$1.10/\$1,000																					
Yuba	530.749.7850 www.co.yuba.ca.us	Split – Buyer/Seller	Seller	Seller – \$1.10																						