

State Deed Transfer and Mortgage Tax Rates, 2012

State	Tax Description	Transfer Fee Rate
Alabama	Deeds \$0.50/\$500	0.10%
	Mortgages \$0.15/\$100	0.15%
Alaska	None	
Arizona	\$2 fee per deed or contract	Flat fee
Arkansas	\$3.30/\$1,000	0.33%
California	Local option transfer tax \$.55/\$500 for counties.	0.11%
	The city tax rate is half of the county rate and the city tax is allowed as a credit against the county tax.	
Colorado	Transfer tax \$.01/\$100	0.01%
Connecticut	State residential transfer tax has two tiers of either 0.75% or 1.25%, based on value.	0.75% up to \$800K and 1.25% of value over \$800K; plus municipal tax
	Nonresidential is 1.25%.	
	Municipal transfer tax from 0.11% to 0.36%	
Delaware	2% tax on value of property unless there is also a local transfer tax; then the maximum rate is 1.5%.	1.5% - 2%
		1% for construction projects over \$10,000
District of Columbia	Transfer tax 1.1% on residential below \$400,000; 1.45% all other property	1.1% -1.45%
	Mortgage recordation tax 1.1% for residential values up to \$400,000 1.45% on everything else	1.1% -1.45%
	\$5 surcharge per document	
Florida	Conveyance of realty \$0.70/\$100 (\$0.60 in Miami-Dade County plus a \$0.45 surtax on documents transferring anything other than a single-family residence)	0.70%
	Mortgage tax \$0.35/100	0.35%
Georgia	\$.10/\$100	0.10%
Hawaii	Transfer tax \$0.10 to \$1/\$100, based on property value.	0.1%-1.0%
	\$0.15 to \$1.25/\$100 without homeowner exemption, based on value.	0.15%-1.25%
Idaho	None	
Illinois	State \$0.50/\$500	0.10%
	County - \$0.25/\$500	0.05%
	Chicago - \$5.25/\$500	1.05%
Indiana	None	
Iowa	Transfer tax \$0.80/\$500	0.16%
Kansas	Mortgage fee \$0.26/\$100	0.26%
Kentucky	Transfer tax \$0.50/\$500	0.10%
Louisiana	None	
Maine	Transfer tax \$2.20/\$500	0.44%
Maryland	Transfer tax 0.5% (or 0.25% for 1st- time buyers)	0.50%
	County transfer tax varies by county	Varies
	Recordation tax varies by county	Varies
Massachusetts	Transfer tax \$4.56/\$1,000 (\$2 / \$500 plus 14% surtax)	0.46%
	Barnstable County transfer tax \$3.42 / \$1,000 (\$1.50 / \$500 plus 14 % surtax)	0.34%
	Also \$10-\$20 document fee	
Michigan	State - \$3.75/\$500	0.75%
	County - \$0.55/\$500 - \$.75/\$500 depending on +/- 2 million population	0.11% - 0.15%
Minnesota	Deed tax of \$1.65/\$500	0.33%
	Mortgage registry tax \$.23/100	0.23%
Mississippi	None	
Missouri	None	

Montana	None	
Nebraska	Transfer tax \$2.25/\$1,000	0.23%
Nevada	\$0.65/\$500 up to 700,000 county population	0.13%
	\$1.25/\$500 over 700,000 county population	0.25%
	Counties may impose an additional \$0.10/\$500	0.02%
	County tax regardless of size \$1.30 / \$500	0.26%
New Hampshire	Transfer tax \$0.75/\$100 paid by buyer and by seller	1.50%
	\$20 minimum tax on transfers of \$4,000 or less	
New Jersey	Transfer tax: Varies based on price and tax status (seniors, disability)	0.4% - 1.21%, based on value
	Homes over \$1 million add \$5/\$500 surtax	1.00%
	Commercial sales over \$1 million have 1% fee	1.00%
	County: up to 0.1% additional tax	0.10%
New Mexico	None	
New York	Realty transfer state - \$2/\$500 up to \$1 million; 1% additional over \$1 million and some counties may levy more	0.4% or 1.4% over \$1 million, possibly more depending on county
	Mortgage recording tax-state \$1.00/\$100	1.00%
	Mortgage NY City \$1.00-\$1.75/\$100	1% to 1.75%
	Realty transfer NY City 1% to 2.625% based on +/- \$550K home value	1% to 2.625%
	There are many other local option taxes with rates varying by locality	
North Carolina	Transfer tax \$1/\$500	0.20%
	Local option to increase by up to 0.4%	0.40%
North Dakota	None	
Ohio	Transfer tax \$0.10/100	0.4% (0.1% plus 0.3% local)
	Plus local option \$0.30/100	
Oklahoma	Deed stamp tax \$0.75/\$500	0.15%
	Mortgage registration tax \$0.02-\$0.10/\$100, based on term of mortgage	0.02%-0.1%
Oregon	None	
Pennsylvania	Documentary stamp tax 1%	1.00%
	County rates widely vary	
Rhode Island	Realty conveyance tax \$2.00/\$500	0.40%
South Carolina	Deed recording fee \$1.85/\$500 (\$1.30 state, \$0.55 county)	0.37%
South Dakota	\$.50/\$500	0.10%
Tennessee	Transfer tax \$0.37/\$100	0.37%
	Mortgage tax \$0.115 /\$100	0.12%
Texas	None	
Utah	None	
Vermont	Property transfer tax 1.25%	1.25%
	Unless property is owner-occupied, in which case, tax is 0.5% on the first \$100,000 of value and 1.25% over \$100,000. Qualified farms - 0.5%	(or marginal rates based on value)
	Plus capital gains tax on land sales, based on length of ownership.	
Virginia	Transfer tax \$0.50/\$500	0.10%
	Mortgage tax \$0.25/\$100 up to \$10 million value; more thereafter.	0.25%
	Local option for one-third more of state recordation tax.	
	\$20 fee on every deed collected	\$20
	Northern Virginia Transportation Authority and the Hampton Roads Transportation Authority are authorized to impose a local realty grantor's fee of \$0.40 per \$100.	
Washington	Real property sale excise tax 1.28% of sales price plus local option tax, currently ranging from 0.25%-0.75%.	1.28%; 1.53% to 2.03% combined with local option

West Virginia	Transfer tax \$1.65/\$500 (\$1.10 state, \$0.55 county) Local option for \$.55 more.	0.33%
	\$20 flat fee on all transfers.	\$20
Wisconsin	Transfer tax \$.30/\$100	0.30%
Wyoming	None	

Source: "Real Estate Transfer Taxes," NCSL. <http://www.ncsl.org/issues-research/budget/real-estate-transfer-taxes.aspx>

State Deed Transfer and Mortgage Tax Rates, 2006

State	DEED TRANSFER TAXES		MORTGAGE TAXES	
	Description	Rate (%)	Description	Rate (%)
Alabama	\$0.50 per each \$500 of property conveyed	0.10	\$0.15 per each \$100 of the actual property value	0.15
Alaska				
Arizona	\$2.00 per deed or contract	N/A		
Arkansas	\$3.30 per each \$1,000 of consideration in excess of \$100	0.33		
California	Local taxes only (maximum of \$0.55 per each \$500 of consideration in excess of \$100)	N/A		
Colorado	\$0.01 per each \$100 of consideration in excess of \$500	0.01		
Connecticut	0.5% of consideration for the interest in real property; an additional 0.25% of consideration for the interest in real property conveyed; other rates apply for commercial transfers	0.75% total		
Delaware	2.0% of the property value (unless a local tax of 1.5% is imposed, upon which the state rate will decrease to a maximum of 1.5%) on transfers in excess of \$100; 1.0% on contracts for improvements to realty in excess of \$10,000	1.5 or 2.0		
District of Columbia	2.20% of total consideration or fair market value	2.20		
Florida	\$0.70 per each \$100 of consideration except in Miami-Dade county where the tax is \$0.60 per each \$100 of consideration	0.70	\$0.35 per each \$100 of consideration	0.35
Georgia	\$1.00 for the first \$1,000 of consideration plus \$0.10 per each \$100 of additional consideration	0.10		
Hawaii	\$0.10 per each \$100 of consideration (property value of less than \$600,000) OR \$0.20 per each \$100 of consideration (property value of at least \$600,000, but less than \$1 million) OR \$0.30 per each \$100 of consideration (property value of \$1 million or more); alternate rates apply for individuals who are ineligible for a homestead exemption	0.10, 0.20, or 0.30		
Idaho				
Illinois	\$0.50 per each \$500 of property value	0.10		
Indiana				
Iowa	\$0.80 per each \$500 of the property value in excess of \$500	0.16		

	DEED TRANSFER TAXES		MORTGAGE TAXES	
State	Description	Rate (%)	Description	Rate (%)
Kansas			0.26% per each \$100 of the debt or obligation secured by the mortgage	0.26
Kentucky	\$0.50 per each \$500 of the property value conveyed in the deed	0.10		
Louisiana				
Maine	\$2.20 per each \$500 of property value conveyed - split equally between grantor and grantee	0.44		
Maryland	0.5% of consideration paid for realty (additional local deed recordation taxes ranging from \$2.20-\$5.00 per each \$500 of value and local transfer taxes ranging up to 1.5% of consideration paid)	Variable depending on local rates		
Massachusetts	\$4.56 per each \$1,000 of the sales price (except in Barnstable county where the tax is \$3.42 per each \$1,000 of the sales price)	0.456		
Michigan	\$3.75 per each \$500 of property value being transferred (plus local taxes of \$0.55-\$0.75 per each \$500 of property value)	0.90% maximum		
Minnesota	\$1.65 for each \$500 of consideration	0.33	\$0.23 per each \$100 of the principal debt or the portion of the debt secured by any recorded mortgage of real property	0.23
Mississippi				
Missouri				
Montana				
Nebraska	\$2.25 per each \$1,000 of property value transferred	0.225		
Nevada	\$1.95-\$2.55 per each \$500 of consideration depending on the population of the respective county	0.0975-0.1275		
New Hampshire	\$1.50 per \$100 of consideration split equally between buyer and seller	1.50		
New Jersey	Four transfer fees total: a basic fee of \$1.25 (state) and \$0.50 (local) per each \$500 of consideration; three additional fees totaling from \$0.25-\$4.30 per \$500 of consideration; a fifth fee of 1% is imposed on buyers for an entire consideration in excess of \$1 million for certain residential and farmland property	1.21% maximum if less than \$1 million		
New Mexico				
New York	\$2.00 per each \$500 of consideration; an additional 1% tax is imposed on transfers of a personal residence of more than \$1 million	0.4% basic tax plus an additional 1.0% on residences over \$1 million	\$1.00 per each \$100 of the principal debt or obligation secured	1.00

	DEED TRANSFER TAXES		MORTGAGE TAXES	
State	Description	Rate (%)	Description	Rate (%)
North Carolina	\$1 per each \$500 of consideration	0.20		
North Dakota				
Ohio	Local taxes only (range from \$0.10-\$0.40 per each \$100 of value)	N/A		
Oklahoma	\$0.75 per each \$500 of consideration	0.15	\$0.10 per each \$100 of the principal debt (mortgage life of 5 years or more) OR \$0.08 per each \$100 (mortgage life of at least 4 years, but less than 5 years) OR \$0.06 per each \$100 (mortgage life of at least 3 years, but less than 4 years) OR \$0.04 per each \$100 (mortgage life of at least 2 years, but less than 3 years) OR \$0.02 per each \$100 (mortgage life of at least 1 year, but less than 2 years)	0.10, 0.08, 0.06, 0.04, or 0.02
Oregon				
Pennsylvania	1.0% of consideration or the fair market value with local transfer taxes of 1.0%-3.0%	4.0% maximum		
Rhode Island	\$2.00 per each \$500 of consideration	0.40		
South Carolina	\$1.85 per each \$500 of value with \$0.55 per each \$500 of consideration retained at the local level	0.37		
South Dakota	\$0.50 per each \$500 of consideration	0.10		
Tennessee	\$0.37 per each \$100 of consideration	0.37	\$0.115 per each \$100 of the amount secured in excess of \$2,000; maximum tax of \$500,000.	0.115
Texas				
Utah				
Vermont	1.25% of the value of the property transferred; lower rates apply for certain homes and farms	1.25		
Virginia	\$0.25 per each \$100 of conveyance plus \$0.50 per each \$500 of consideration for transfer or realty	0.35		
Washington	1.28% of the selling price plus a local tax of 0.25%-0.50%	1.33% maximum		
West Virginia	\$1.10 per each \$500 of consideration plus local taxes of \$0.55 or \$1.10 per each \$500 of consideration	0.44% maximum		
Wisconsin	\$0.30 per each \$100 of property value	0.30		
Wyoming				

Note: States that are shaded in grey do not levy real estate transfer taxes

Sources:

CCH Tax Research NetWork

Federation of Tax Administrators (<http://www.taxadmin.org/fta/rate/Realtytransfer.html>)