

# CUSTOMARY CLOSING COSTS

## In Northern California



County	Escrow Fees	Title Fees	County Transfer Tax Per \$1,000	City Transfer Tax Per \$1,000
Alameda	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay; City of Alameda: 50/50	Alameda: \$12.00; Albany: \$11.50; Berkeley: \$15.00 under \$1.5M \$25.00 over \$1.5M; Oakland: \$10.00 up to \$300,000 \$15.00 over \$300,000 to \$2M \$17.50 over \$2M to \$5M \$25.00 over \$5M Emeryville: \$12.00; Hayward: \$8.50; Piedmont: \$13.00; San Leandro: \$6.00 50/50 for all of the above
Alpine	50/50	50/50	\$1.10 - Seller Pay	None
Amador	50/50	Buyer Pay	\$1.10 - Seller Pay	None
Butte	50/50	50/50	\$1.10 - Seller Pay	None
Calaveras	50/50	50/50	\$1.10 - Seller Pay	None
Colusa	50/50	50/50	\$1.10 - Seller Pay	None
Contra Costa	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	*El Cerrito \$12.00 Richmond: \$7.00 up to \$1M \$12.50: \$1M - \$3M \$25.00: \$3M - \$10M \$30.00: exceeding \$10M
Del Norte	50/50	50/50	\$1.10 - 50/50	None
El Dorado	50/50	50/50	\$1.10 - Seller Pay	None
Fresno	50/50	Seller Pay	\$1.10 - Seller Pay	None
Glenn	50/50	50/50	\$1.10 - Seller Pay	None
Humboldt	50/50	50/50	\$1.10 - Seller Pay	None
Inyo	50/50	50/50	\$1.10 - Seller Pay	None
Kings	50/50	Seller Pay	\$1.10 - Seller Pay	None
Lake	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	None
Lassen	50/50	50/50	\$1.10 - Seller Pay	None
Madera	50/50	Seller or 50/50	\$1.10 - Seller or 50/50	None
Marin	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	San Rafael: \$2.00 - Seller pay
Mariposa	50/50	50/50	\$1.10 - Seller Pay	None
Mendocino	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	None
Merced	50/50	50/50	\$1.10 - Seller Pay	None
Modoc	50/50	Seller Pay	\$1.10 - Seller Pay	None
Mono	50/50	Seller Pay	\$1.10 - Seller Pay	None
Monterey	Seller	Seller Pay; Salinas: 50/50	\$1.10 - Seller Pay	None
Napa	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	None
Nevada	50/50	50/50	\$1.10 - Seller Pay	None

County	Escrow Fees	Title Fees	County Transfer Tax Per \$1,000	City Transfer Tax Per \$1,000
Placer	50/50	50/50	\$1.10 - Seller Pay	None
Plumas	50/50	50/50	\$1.10 - Seller Pay	None
Sacramento	Seller Pay	Seller Pay	\$1.10 - Seller or 50/50	Sacramento: \$2.75 - 50/50
San Benito	Seller	Seller Pay	\$1.10 - Seller Pay	None
San Francisco	Buyer Pay	Buyer Pay	\$5.00: \$100 - \$250,000 \$6.80: \$250,000 - \$1M \$7.50: \$1M - \$5M \$22.50: \$5M - \$10 M \$27.5: \$10M - \$25M \$30: more than \$25M Seller Pay	<b>City and County Tax combined</b>
San Joaquin	50/50	50/50	\$1.10 - Seller Pay	None
San Mateo	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	San Mateo: \$5.00; Hillsborough: \$0.30 (Gross Sales Receipt Tax) - 50/50 all of the above
Santa Clara	Seller Pay	Seller Pay	\$1.10 - Seller Pay	San Jose, Mountain View, Palo Alto: \$3.30 - 50/50 all of the above
Santa Cruz	50/50	50/50	\$1.10 - Seller Pay	None
Shasta	50/50	50/50	\$1.10 - Seller Pay	None
Sierra	50/50	50/50	\$1.10 - Seller Pay	None
Siskiyou	50/50	50/50	\$1.10 - Seller Pay	None
Solano	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	Vallejo: \$3.30 - Seller Pay
Sonoma	Buyer Pay	Buyer Pay	\$1.10 - Seller Pay	Petaluma & Santa Rosa: \$3.10 ; All others \$1.10 - Seller pay all of the above
Stanislaus	50/50	Seller Pay; Turlock: 50/50	\$1.10 - Seller Pay	None
Sutter	Seller Pay	Seller Pay	\$1.10 - Seller Pay	None
Tehama	50/50	50/50	\$1.10 - Seller Pay	None
Trinity	50/50	50/50	\$1.10 - Seller Pay	None
Tulare	50/50	50/50	\$1.10 - Seller Pay	None
Tuolumne	50/50	50/50	\$1.10 - Seller Pay	None
Yolo	Seller Pay; Davis: Buyer Pay	Seller Pay; Davis: Buyer Pay	\$1.10 - Seller; Davis: Buyer Pay	None
Yuba	Seller Pay	Seller Pay	\$1.10 - Seller Pay	None

*\*Please note that El Cerrito's rates are effective 1/14/19. While every effort has been made to ensure the accuracy of this information, the recent changes in the real estate industry have caused many of these fees to become negotiable. Check with a local real estate agent or escrow officer to verify the current trend for how fees are split between the Buyer and Seller during a transaction.*