



**CHICAGO TITLE
INSURANCE COMPANY**
NATIONAL COMMERCIAL SERVICES | NEW YORK

New York Recording Fees, Mortgage and Transfer Taxes Revised March 2016

**This information provided via Chicago Title's
New York National Commercial Services Operation's
website at www.NewYorkNCS.ctic.com**

MORTGAGE TAX: REFERENCE GUIDE

<p>NYC</p> <p style="text-align: center;">COMMERCIAL** \$499,000.00 AND LESS: 2.05%</p> <p style="text-align: center;">\$500,000.00 and more 2.80%</p>	<p style="text-align: center;">RESIDENTIAL*</p> <p style="text-align: center;">\$499,999.99 AND LESS: 2.05%</p> <p>NOTE: The borrower pays 1.80% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more. **The lender pays .25%</p> <p style="text-align: center;">\$500,000.00 and more: 2.175%</p> <p>The borrower pays 1.925% minus \$30.00 if the property is 1-2 Family The lender pays .25%</p>
<p style="text-align: center;">DUTCHESS, PUTNAM, NASSAU, ORANGE AND SUFFOLK</p> <p style="text-align: center;">COMMERCIAL 1.05%</p>	<p style="text-align: center;">RESIDENTIAL 1.05%</p> <p>NOTE: The borrower pays 0.80% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more. * The lender pays .25%</p>
<p style="text-align: center;">ROCKLAND AND WESTCHESTER</p> <p style="text-align: center;">COMMERCIAL 1.30%</p>	<p style="text-align: center;">RESIDENTIAL 1.30%</p> <p>NOTE: The borrower pays 1.05% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more. *The lender pays .25%</p>
<p>YONKERS</p> <p style="text-align: center;">COMMERCIAL 1.80%</p>	<p style="text-align: center;">RESIDENTIAL 1.80%</p> <p>NOTE: The borrower pays 1.55% minus \$30.00 if the property is 1-2 Family and the loan is \$10,000 or more. *The lender pays .25%</p>

*Residential properties are defined as 1-3 family dwellings for this section of the law.

**For mortgages less than \$10,000: the mortgage tax is .30% less than the regular applicable rate. A .25% exemption is permitted pursuant to Sec. 253 of the Tax Law for transactions involving 1-6 family dwelling where the lender is a natural person. This exemption does not apply to vacant land.

All mortgages made within a 12 month period are presumed to be related transactions and are therefore aggregated for purpose of determining the mortgage tax rate.

Mortgage Tax:

(If \$50.00 or below, round down. If \$50.01 or over, round up to the next \$100.00)

TRANSFER TAXES: REFERENCE GUIDE

NEW YORK STATE TRANSFER TAX	COMMERCIAL SAME AS RESIDENTIAL	RESIDENTIAL (including 1, 2, 3 Family Residential Dwelling, Single Unit Co-op or Single Unit Condo) \$2.00 per \$500 of purchase price)
MANSION TAX (Purchase Price Over \$1,000,000)	COMMERCIAL N/A	RESIDENTIAL 1% (Paid by the Purchaser)

Payment due date-(delivery date is presumed to be date shown on instrument) for the NYC-RPT is 30 days after delivery, the New York State Transfer Tax and Mansion Tax is 15 days after delivery. Penalty for late payment: NYC-RPT is 5% per month up to 25% plus interest. New York State Transfer Tax and Mansion Tax is 10% penalty plus 2% per month or part thereof up to 25%.

REAL PROPERTY TRANSFER TAX:

A) Yonkers (Westchester County)	COMMERCIAL SAME AS RESIDENTIAL	RESIDENTIAL 1.5%
B) Mt. Vernon* & Peekskill (Westchester County)	COMMERCIAL SAME AS RESIDENTIAL	RESIDENTIAL 1%
C) Peconic Bay Transfer Tax (Suffolk County)	COMMERCIAL SAME AS RESIDENTIAL	RESIDENTIAL 2% (Paid by the Purchaser)
D) New York City and Boroughs Kings, Queens & Bronx	COMMERCIAL \$500,000 AND LESS: 1.425% \$500,000.01 AND MORE: 2.625%	RESIDENTIAL 1-3 FAMILY \$500,000 AND LESS: 1% \$500,000.01 AND MORE: 1.425%
E) Town of Red Hook (Dutchess County)	COMMERCIAL SAME AS RESIDENTIAL	RESIDENTIAL 2% (Paid by the Purchaser)
F) Town of Warwick (Orange County)	COMMERCIAL SAME AS RESIDENTIAL	RESIDENTIAL .75% (Paid by the Purchaser)

STATUTORY RECORDING CHARGES WESTCHESTER COUNTY

RECORDING AND INDEXING (Deeds & Mortgages)

•	<u>RECORDING FEE</u>	<u>\$40.00</u>
•	<u>RECORDING AND ENDORSEMENT PAGE</u>	<u>\$5.00</u>
•	<u>PER PAGE</u>	<u>\$5.00</u>
•	<u>EACH ADDITIONAL TOWN</u>	<u>\$0.50</u>
•	<u>MORTGAGE AFFIDAVIT (IN DUPLICATE)</u>	<u>\$5.00</u>

STATE REQUIRED FORMS

•	<u>TRANSFER GAINS TAX TP 584</u>	<u>\$5.00</u>
•	<u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○	<u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○	<u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>

ADDITIONAL CHARGES FOR:

•	<u>RECORDING SATISFACTION OF MORTGAGE</u>	<u>(BASIC RECORDING FEE) \$40.00</u>
○	<u>EACH ADDITIONAL MORTGAGE DISCHARGED</u>	<u>\$50.50</u>
○	<u>EACH CROSS REFERENCE (ASSIGNMENTS, AGREEMENTS, ETC)</u>	<u>\$1.00</u>
○	<u>CERTIFICATE OF DISCHARGE</u>	<u>\$5.00</u>
•	<u>RECORDING ASSIGNMENT OF MORTGAGE (SEE NOTE BELOW)</u>	
○	<u>EACH ADDITIONAL MORTGAGE ASSIGNED</u>	<u>\$3.50</u>
○	<u>CROSS REFERENCE (INCLUDING CORRECTED OR RE-RECORDED ASSIGNMENTS)</u>	<u>\$0.50</u>
•	<u>ALL OTHER CROSS REFERENCES</u>	<u>\$0.50</u>

NOTE: Each mortgage being assigned constitutes one cross reference.

For further information visit: www.westchesterclerk.com

STATUTORY RECORDING CHARGES SUFFOLK COUNTY

RECORDING CHARGES

• <u>RECORDING PAGE</u>	<u>\$5.00</u>
• <u>PER PAGE</u>	<u>\$5.00</u>
• <u>HANDLING</u>	<u>\$20.00</u>
• <u>COMMISSIONER OF EDUCATION FEE</u>	<u>\$5.00</u>
• <u>CULTURAL EDUCATION FUND</u>	<u>\$15.00</u>
• <u>VERIFICATION FEE – PER LOT</u>	<u>\$200.00</u>

STATE REQUIRED FORMS (IF CONVEYANCE DOCUMENT)

• <u>RP 5217- 1-3 FAMILY/AGRICULTURAL</u>	<u>\$125.00</u>
• <u>HANDLING FEE TP584</u>	<u>\$5.00</u>
• <u>RP5217 – COMMERICAL/MIXED USE/VACANT LAND</u>	<u>\$250.00</u>
• <u>HANDLING FEE – RP217</u>	<u>\$5.00</u>
• <u>TAX EXEMPTION AFFIDAVIT (IN DUPLICATE)</u>	<u>\$5.00</u>

Peconic Bay Community Preservation Fund Form for Riverhead, Southampton, Easthampton, Shelter Island and Southold MEMO FEE \$5.00

ADDITIONAL CHARGES FOR:

• <u>SATISFACTION OR ASSIGNMENT OF MORTGAGE</u>	
○ <u>INITIAL MORTGAGE</u>	<u>\$0.50</u>
○ <u>NOTATION FEE PLUS ASSIGNMENT</u>	<u>\$0.50</u>
○ <u>EACH ADDITIONAL MORTGAGE</u>	<u>\$3.00</u>
• <u>CONSOLIDATION OR MODIFICATION</u>	
○ <u>PER NOTATION</u>	<u>\$0.50</u>

For further information visit: www.co.suffolk.ny.us/clerk

STATUTORY RECORDING CHARGES ORANGE COUNTY

RECORDING AND INDEXING (Deeds & Mortgages)

•	<u>RECORDING FEE</u>	<u>\$40.00</u>
•	<u>RECORDING COVER PAGE</u>	<u>\$5.00</u>
•	<u>PER PAGE</u>	<u>\$5.00</u>
•	<u>CROSS REFERENCE</u>	<u>\$0.50</u>
•	<u>MORTGAGE AFFIDAVIT PER PAGE (IN DUPLICATE)</u>	<u>\$5.00</u>

STATE REQUIRED FORMS

•	<u>TRANSFER GAINS TAX TP 584</u>	<u>\$5.00</u>
•	<u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○	<u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○	<u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>
•	<u>COMMUNITY PRESERVATION FUND FORM (CPF) TOWN OF WARWICK</u>	<u>\$5.00</u>

ADDITIONAL CHARGES FOR:

•	<u>RECORDING ASSIGNMENT OF MORTGAGE</u>	
○	<u>EACH ADDITIONAL MORTGAGE</u>	<u>\$3.00</u>
○	<u>FIRST ASSIGNMENT CROSS REFERENCE</u>	<u>\$.50</u>
•	<u>SATISFACTION OF MORTGAGE</u>	
○	<u>FIRST MORTGAGE RECITED</u>	<u>\$30.00</u>
○	<u>EACH ASSIGNMENT</u>	<u>\$.50</u>

For further information visit: <http://www.>

STATUTORY RECORDING CHARGES PUTNAM COUNTY

RECORDING AND INDEXING (Deeds & Mortgages)

•	<u>RECORDING FEE</u>	<u>\$40.00</u>
•	<u>RECORDING AND ENDORSEMENT PAGE</u>	<u>\$5.00</u>
•	<u>PER PAGE</u>	<u>\$5.00</u>
•	<u>CROSS REFERENCE</u>	<u>\$0.50</u>
•	<u>MORTGAGE AFFIDAVIT (IN DUPLICATE)</u>	<u>\$5.00</u>
•	<u>MORTGAGE AFFIDAVIT FOR CORRECTION MORTGAGES (IN DUPLICATE)</u>	<u>\$5.00</u>

STATE REQUIRED FORMS

•	<u>TRANSFER GAINS TAX TP 584 (CORRECTION DEED \$5.00)</u>	<u>\$5.00</u>
•	<u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○	<u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○	<u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>

ADDITIONAL CHARGES FOR:

•	<u>RECORDING SATISFACTION OF MORTGAGE</u>	
○	<u>EACH MORTGAGE and/or ASSIGNMENT RECITED</u>	<u>\$0.50</u>
•	<u>RECORDING CEMA, MODIFICATION and/or EXTENSION AGREEMENTS</u>	
○	<u>EACH MORTGAGE RECITED</u>	<u>\$0.50</u>
•	<u>PER PACKAGE</u>	<u>\$1.00</u>
•	<u>ASSIGNMENT OF MORTGAGE</u>	<u>\$0.50</u>
	<u>(1ST MORTGAGE)</u>	
	<u>(EACH ADDITIONAL MORTGAGE)</u>	<u>\$3.00</u>

For further information visit : www.putnamcountyny.com/countyclerk/index.html

STATUTORY RECORDING CHARGES NASSAU COUNTY

RECORDING AND INDEXING (Deeds & Mortgages)

•	<u>RECORDING FEE</u>	<u>\$40.00</u>
•	<u>RECORDING AND ENDORSEMENT PAGE (GENERATED BY COUNTY)</u>	<u>\$5.00</u>
•	<u>PER PAGE</u>	<u>\$5.00</u>
•	<u>PER BLOCK</u>	<u>\$300.00</u>
•	<u>MORTGAGE AFFIDAVIT (IN DUPLICATE)</u>	<u>\$5.00</u>
•	<u>Tax Map Assessment Letter (Per Document)</u>	<u>\$25.00</u>

STATE REQUIRED FORMS

•	<u>TRANSFER GAINS TAX TP 584</u>	<u>\$5.00</u>
•	<u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○	<u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○	<u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>

ADDITIONAL CHARGES FOR:

•	<u>RECORDING SATISFACTION OF MORTGAGE</u>	
○	<u>EACH CROSS REFERENCE</u>	<u>\$0.50</u>
○	<u>EACH ADDITIONAL MORTGAGE CROSS REFERNCE</u>	<u>\$3.50</u>
•	<u>RECORDING ASSIGNMENT OF MORTGAGE</u>	
○	<u>EACH ADDIONAL MORTGAGE ASSIGNED</u>	<u>\$0.50</u>

For further information visit : www.nassaucountyny.gov

STATUTORY RECORDING CHARGES ROCKLAND COUNTY

RECORDING AND INDEXING (Deeds & Mortgages)

•	<u>RECORDING FEE</u>	<u>\$45.00</u>
•	<u>RECORDING AND ENDORSEMENT PAGE (GENERATED BY COUNTY)</u>	<u>--</u>
•	<u>PER PAGE</u>	<u>\$5.00</u>
•	<u>CROSS REFERENCE</u>	<u>\$0.50</u>
•	<u>MORTGAGE AFFIDAVIT (IN DUPLICATE)</u>	<u>\$5.00</u>

STATE REQUIRED FORMS

•	<u>TRANSFER GAINS TAX TP 584</u>	<u>\$6.00</u>
•	<u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○	<u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○	<u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>

ADDITIONAL CHARGES FOR:

•	<u>RECORDING SATISFACTION OF MORTGAGE</u>	
○	<u>FIRST MORTGAGE RECITED</u>	<u>\$.50</u>
○	<u>EACH ASSIGNMENT RECITED</u>	<u>\$.50</u>
	<i>NOTE: If more than one mortgage is discharged above fees payable for each additional mortgage \$30.00</i>	
•	<u>RECORDING ASSIGNMENT OF MORTGAGE and/or LEASES</u>	
○	<u>EACH CROSS REFERENCE (FIRST MORTGAGE OR LEASE RECITED)</u>	<u>\$.50</u>
○	<u>EACH ADDITIONAL MORTGAGE OR LEASE RECITED</u>	<u>\$3.00</u>
•	<u>CONSOLIDATED AGREEMENT</u>	
○	<u>EACH MORTGAGE RECITED</u>	<u>\$.50</u>

For further information visit : www.rocklandcountyclerk.com

STATUTORY RECORDING CHARGES

NEW YORK, BRONX, KINGS AND QUEENS COUNTIES

RECORDING AND INDEXING (Deeds & Mortgages)

• <u>RECORDING FEE</u>	<u>\$32.00*</u>
• <u>COVER PAGE</u>	<u>\$5.00</u>
• <u>PER PAGE (2 PAGE MINIMUM)</u>	<u>\$5.00</u>
• <u>EACH ADDITIONAL BLOCK</u>	<u>\$2.00</u>
• <u>EACH ADDITIONAL LOT</u>	<u>\$3.00</u>
• <u>MORTGAGE AFFIDAVIT</u>	<u>\$8.00</u>
• <u>ASSIGNMENT OF MORTGAGE EACH ADDITIONAL MORTGAGE RECITED</u>	<u>\$3.00</u>
• <u>UCC1 County</u>	<u>\$40.00</u>
• <u>UCC1 NY SOS</u>	<u>\$75.00</u>
• <u>DE UCC1 (minimum)</u>	<u>\$100.00</u>
• <u>Building Loan Agreement (Filing)</u>	<u>\$50.00</u>

STATE REQUIRED FORMS

• <u>TRANSFER GAINS TAX TP 584</u>	<u>\$0.00</u>
• <u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○ <u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○ <u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>

NOTES:

1) The City of New York requires that transfer documents and recording cover sheets be completed on-line using ACRIS 2.1 E-Tax Forms. Visit <http://www.nyc.gov/html/jump/acris.shtml>

2) **If filing a Co-op NYC-RPT and TP584 the Filing Fee is \$100.00

3) ***If satisfaction of mortgage involves a consolidated mortgage, the total recording charge minus \$5.00 per page must be multiplied by the number of mortgages in the consolidated mortgage; add the \$5.00 per page to this total.

4) *If the font size is less than 8 points \$49.00 + 10.00 per page.
Minimum for 2 pages = \$69.00

For further information visit: http://www.nyc.gov/html/dof/html/property/property_rec_property.shtml

STATUTORY RECORDING CHARGES

RICHMOND COUNTY

RECORDING AND INDEXING (Deeds & Mortgages)

•	<u>RECORDING FEE</u>	<u>\$30.00</u>
•	<u>RECORDING AND ENDORSEMENT PAGE</u>	<u>\$2.00</u>
•	<u>PER PAGE</u>	<u>\$2.00</u>
•	<u>PER BLOCK</u>	<u>\$2.00</u>
•	<u>MORTGAGE AFFIDAVIT (IN DUPLICATE)</u>	<u>\$8.00</u>
•	<u>ADDITIONAL LOT</u>	<u>\$3.00</u>

STATE REQUIRED FORMS

•	<u>TRANSFER GAINS TAX TP 584</u>	<u>\$5.00</u>
•	<u>EQUALIZATION ASSESSMENT RP 5217</u>	<u>--</u>
○	<u>RESIDENTIAL (1-3 FAMILY) & AGRICULTURAL PROPERTY</u>	<u>\$125.00</u>
○	<u>ALL OTHER PROPERTY TYPES</u>	<u>\$250.00</u>

ADDITIONAL CHARGES FOR:

•	<u>RECORDING SATISFACTION OF MORTGAGE</u>	
○	<u>EACH ADDITIONAL MORTGAGE DISCHARGED</u>	<u>\$10.00</u>
•	<u>RECORDING ASSIGNMENT OF MORTGAGE</u>	
○	<u>EACH ADDITIONAL MORTGAGE ASSIGNED</u>	<u>\$3.00</u>
○	<u>BUILDING LOAN</u>	<u>\$50.00</u>
○	<u>NOTICE OF LENDING</u>	<u>\$30.00</u>

NOTE: Each mortgage being assigned constitutes one cross reference.

For further information visit: <http://www.>