

PENNSYLVANIA REAL ESTATE TRANSFER TAX:

For the most part, transfer tax is 2% of the purchase price split between the buyer and the seller.

Below are some townships within a few of the counties that have a higher transfer tax rate. **These change frequently; therefore, it's best to check with the township prior to closing for the most recent rate.** The percentages include 1% for the state.

- **Allegheny County**
 - Bellevue Boro = 2.5%
 - Bethel Park = 2.5%
 - Greentree = 2.5%
 - Hampton Township = 2.5%
 - McCandless = 2.5%
 - McKeesport City = 3%
 - Monroeville = 2.5%
 - Mt. Lebanon = 2.5%
 - Mount Oliver Boro = 3%
 - O'Hara = 2.5%
 - Penn Hills = 3%
 - Pine Township = 2.5%
 - Pittsburgh City = 4%
 - Upper St. Clair = 2.5%
 - West Deer Township = 2.5%
 - Whitehall Boro = 2.25%
- **Beaver County**
 - Georgetown Boro = 1.5%
 - Hookstown Boro = 1.5%
- **Berks County**
 - Reading = 5%
- **Centre County**
 - Ferguson Township = 2.75%
 - State College Boro = 2.75%
- **Chester County**
 - Coatesville = 3%
 - Tredyffrin = 2.5%
- **Clinton County**
 - Colebrook = 1.5%
 - East Kating = 1.5%
- **Delaware County**
 - Radnor = 2.5%
 - Upper Providence = 3%
- **Erie County**
 - Edinboro = 2.5%
- **Lackawanna County**
 - City of Scranton = 4%
- **Luzerne County**
 - Kingston = 2.5%
 - Wilkes-Barre, City of = 3.5%
- **Mercer County**
 - Farrell, City of = 3%
 - Hermitage, City of = 2.5%
 - Sheakleyville Boro = 1%
- **Philadelphia County = 4%**
- **Somerset County**
 - Wellersburg = 1.5%
- **Washington County**
 - Peters Township = 2.5%

While the transfer tax is divided equally between the buyer and the seller, some townships require that the two checks be cut in different amounts = 1% in one check for the state and the remaining percentage to the township/city. Most recorders will take both checks made payable to the "Recorder of Deeds."

Check with the township prior to disbursement.

