



A GUIDE TO BAY AREA COUNTIES CLOSING COSTS

County	Escrow Charges	Title Fees Owner's Policy	Documentary Transfer Tax \$1.10 per \$1,000 or \$0.55 per \$500
Alameda ★	Buyer Pays	Buyer Pays	Seller Pays
Contra Costa ★	Buyer Pays	Buyer Pays	Seller Pays
Marin ★	Buyer Pays	Buyer Pays	Seller Pays
Napa ★	Buyer Pays	Buyer Pays	Seller Pays
San Francisco ★	Buyer Pays	Buyer Pays	Included in the City Transfer Tax
San Mateo ★	Buyer Pays	Buyer Pays	Seller Pays
Santa Clara ★	Seller Pays	Seller Pays	Seller Pays
Solano ★	Buyer Pays	Buyer Pays	Seller Pays
Sonoma ★	Buyer Pays	Buyer Pays	Seller Pays

★ = Old Republic Title office located □ = Additional City Transfer Tax Information

County	City Transfer Tax Amount per \$1,000	
Alameda	Buyer - Seller 50%	Berkeley
	Albany = \$15.00	up to \$1,600,000 = \$15.00
	Alameda = \$12.00	\$1,600,001 or more = \$25.00
	Emeryville	Oakland
	Less than \$1,000,000 = \$12.00	up to \$300,000 = \$10.00
	\$1,000,001 to \$2,000,000 = \$15.00	\$300,001 to \$2,000,000 = \$15.00
	\$2,000,001 or more = \$25.00	\$2,000,001 to \$5,000,000 = \$17.50
	Hayward = \$8.50	\$5,000,001 or more = \$25.00"
	Piedmont = \$13.00	
	San Leandro = \$11.00	

County	City Transfer Tax Amount per \$1,000	
Contra Costa	Buyer - Seller 50%	Richmond
	El Cerrito = \$12.00	up to \$999,000 = \$7.00
		\$999,000 to \$2,999,000 = \$12.50
		\$2,999,000 to \$9,999,000 = \$25.00
		\$9,999,000 or more = \$30.00
Marin	Seller Pays San Rafael = \$2.00	
Sacramento	Buyer - Seller Pays Sacramento = \$2.75	
San Francisco	Sellers Pay	
	Through \$250,000 = \$5.00	
	\$250,001 to \$999,999 = \$6.80	
	\$1,000,000 to \$4,999,999 = \$7.50	
	\$5,000,000 to \$9,999,999 = \$22.50	
	\$10,000,000 to \$24,999,999 = \$55.00	
	\$25,000,000 or more = \$60.00	
San Mateo	Buyer-Seller 50% Hillsborough = \$0.30 San Mateo = \$5.00	
Santa Clara	Buyer-Seller 50%	San Jose
	Palo Alto = \$3.30	\$2,000,000 to \$5,000,000 x 0.75% = \$7.50
	Mountain View = \$3.30	\$5,000,001 to \$10,000,000 x 1.00% = \$10.00
		\$10,000,001 and above x 1.50% = \$15.00
	<i>Please keep in mind this tax is in addition to the current City transfer tax of \$3.30/\$1,000 for San Jose</i>	
Solano	Seller Pays Vallejo = \$3.30	
Sonoma	Seller Pays Santa Rosa = \$2.00 Petaluma = \$2.00	

Transfer Tax varies by city. All of the closing costs above are allocated between the Buyer and Seller based on custom only and may be subject to negotiation in the sale of Real Property. These closing costs are deemed reliable, but are subject to change without notice.

For more information, please contact your local Old Republic Title representative, or visit our website at oldrepublictitle.com.

