

City of New York Real Estate Tax Guide

New York Albany Erie County Nassau Putnam Rockland Suffolk Westchester
County County County County County County County

City of New York Transfer and Mortgage Tax Guide

CITY OF NEW YORK TRANSFER AND MORTGAGE TAX GUIDE

(AS OF JULY 1, 1996)

The information provided is believed to be accurate, but is not guaranteed.

PROPERTY TYPE AND TRANSACTION VALUE	NYC RPT	NEW YORK DOCUMENTARY STAMPS	"MANSION TAX"	MTGE TAX (NYC) (EXCEPT CO-OP)	MTG TAX (OUTSIDE NYC) DOWNSTATE CTYS (EXCEPT CO-OP)
1-2-3 Family Residential, Co-op or Condo Unit under \$500,000	1% of conveyance price	\$2 per \$500 of conveyance price	N/A	2.00% minus \$25 for 1-2 family	1.00% minus \$25 for 1-2 family
1-2-3 Family Residential, Co-op or Condo Unit under \$500,000	1%	\$2 per \$500	N/A	2.125% minus \$25 as above	1.00% minus \$25 as above
1-2-3 Family Residential, Co-op or Condo Unit under \$500,000-\$999,000	1.425%	\$2 per \$500	N/A	2.125% minus \$25 as above	1.00% minus \$25 as above
1-2-3 Family Residential, Co-op or Condo Unit \$1,000,000 or more	1.425%	\$2 per \$500	1% of sales price payable by grantee (grantor pays if grantee is exempt)	2.125% minus \$25 as above	1.00% minus \$25 as above
All others under \$500,000	1.425%	\$2 per \$500	N/A	2.00%	1.00%
All other at \$500,000	1.425%	\$2 per \$500	N/A	2.75%	1.00%
All others \$500,000-\$999,999	2.625%	\$2 per \$500	N/A	2.75%	1.00%
All others \$1,000,000 or more	2.625%	\$2 per \$500	N/A	2.75%	1.00%
Payment due date (delivery date is presumed to be date shown on instrument)	30 days after delivery	15 days after delivery	15 days after delivery	Upon recording	Upon recording
Penalty for late payment	5% per month, (up to 25%) plus interest	10% penalty plus 2% interest penalty (up to 25% plus interest)	same as for deed stamps	N/A	N/A

While car has been taken in preparation of this document, warranty or representation of accuracy is not made. This chart is

for reference only.

TRANSFER TAXES (Outside of New York City)		
LOCALITY	RATE	COMMENTS
Peconic Bay (Suffolk County)	\$10.00 per \$500 Thresholds vary by town	Payable by grantee Towns of Riverhead, Southold, Shelter Island, East Hampton and Southampton. Additional return required.
City of Mt. Vernon (Westchester County)	1% of consideration for deed delivered after January 3, 2000. 1.4% of consideration of deed delivered between Jan. 1, 1999 and Jan. 3, 2000.	Payable by grantee. Additional return required.
City of Yonkers (Westchester County)	1.4% of consideration	Payable by grantor. Additional return required.
Broome County	\$0.50 per \$500	Payable by grantor. No continuing lien deduction. No additional return required.
Erie County	\$2.50 per \$500	Payable by grantor. Exemption for Senior Citizens. No additional return required.