

Recordation and Transfer Tax Quick Reference (MD, VA & DC)

Transfer and Recordation Tax Rates

Montgomery County, Maryland¹ (effective March 1, 2008)

County Transfer Tax	1%
State Transfer Tax	0.5% ²
State Recordation Tax	0.69% ³
Total Transfer and Recordation	2.19%
<i>Effective March 1, 2008, there will be an additional recordation tax on any consideration over \$500,000.</i>	.31%

District of Columbia (effective October 1, 2006)

Recordation Tax (<i>Buyer</i>)	1.45%	Transfer Tax (<i>Seller</i>)	1.45%
Total		2.9%⁴	

Commonwealth of Virginia (effective January 1, 2008)

State Grantee Tax (<i>Buyer</i>)	0.25% ⁵	Grantor Tax on Sales Price (<i>Seller</i>)	0.1%
County Grantee Tax (<i>Buyer</i>)	0.0834% ⁵	<i>(increase to 0.5% repealed)</i>	
Total Transfer and Recordation	0.3334%⁵		0.1%

¹ Per Sec. 14-104 of RP Article, shared equally by Buyer and Seller unless otherwise negotiated

² See First Time Homebuyer Exemption Information on the other side of this guide

³ If Purchaser intends to live in the property for 7 of the next 12 months, the first \$50,000 of the consideration is exempt from State Recordation tax only (\$345)

⁴ Applies to transactions of \$400,000.00 or more. For transactions of less than \$400,000.00, transfer and recordation taxes remain at 1.1% each for a total of 2.2%

⁵ Per document (Deed and Deed(s) of Trust)



Other Maryland Counties

State transfer tax is 0.50% of sales price in all counties

If first time Maryland Homebuyer and property is to be occupied as principal residence, Buyer is exempt from paying State Transfer and Seller must pay 0.25% regardless of agreement between parties. Unless parties agree otherwise, Seller pays all County Transfer and State Recordation.

County	Transfer Tax (% of Sales Price)	Recordation Tax (All rates are per \$1,000.00)
Allegany	0.50% ⁶	\$6.50
Anne Arundel	1.00%	\$7.00
Baltimore City	1.50%	\$10.00 ⁷
Baltimore County	1.50% ⁷	\$5.00
Calvert	None	\$10.00
Caroline	0.50% ⁸	\$10.00
Carroll	None	\$10.00
Cecil	\$10.00 flat fee	\$8.20
Charles	None	\$10.00
Dorchester	0.75% ⁹	\$10.00
Frederick	None	\$12.00
Garrett	1.00% ¹⁰	\$7.00
Harford	1.00% ⁶	\$6.60
Howard	1.00%	\$5.00
Kent	0.50%	\$6.60
Prince George's	1.40%	\$5.00
Queen Anne's	0.50% ¹¹	\$6.60
St. Mary's	1.00% ⁶	\$8.00
Somerset	None	\$6.60
Talbot	1.00% ¹²	\$6.60
Washington	0.50% ¹³	\$7.60
Wicomico	None	\$7.00
Worcester	0.50% ¹⁴	\$6.60

(as of 7/1/10)

⁶ \$30,000 exemption for owner occupied

⁷ \$22,000 exemption for owner occupied

⁸ \$25,000 exemption for principal resident, \$75,000 exemption for First Time Homebuyer

⁹ \$30,000 exemption if primary residence for seven of twelve months

¹⁰ \$50,000 exemption for all transactions

¹¹ 0.25 % if First Time Maryland Homebuyer

¹² \$50,000 exemption for owner occupied and principal residence

¹³ \$50,000 exemption on all transactions, 0.25% if FTHB and sales price is less than \$115,000.00 (paid by Seller)

¹⁴ \$50,000 exemption if primary residence for seven of twelve months