



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

New Transfer and Recordation Tax Rates

Montgomery County, Maryland¹ *(effective October 1, 2023)*

County Transfer Tax	1%
State Transfer Tax	0.5% ²
State Recordation Tax	<u>0.89%</u> (\$8.90 per \$1,000) ³
Total Transfer and Recordation	2.39%
<i>Effective October 1, 2023, there will be a tiered additional Recordation tax on any consideration over \$500,000</i>	
\$500,000-\$600,000	1.35% (\$13.50 per \$1,000)
\$600,000-\$750,000	2.04% (\$20.40 per \$1,000)
\$750,000-\$1,000,000	2.156% (\$21.56 per \$1,000)
Above \$1,000,000	2.27% (\$22.70 per \$1,000)

District of Columbia *(effective October 1, 2017)*

Recordation Tax (<i>Buyer</i>)	1.45% ⁴	Transfer Tax (<i>Seller</i>)	1.45%
Total		2.9% ⁵	

Commonwealth of Virginia *(effective July 1, 2021)*

State Grantee Tax (<i>Buyer</i>)	0.25%	WMATA/Congestion (<i>Seller</i>)	0.15% ⁶
County Grantee Tax (<i>Buyer</i>)	<u>0.0834%</u> ⁷	State Grantor Tax (<i>Seller</i>)	0.05%
		County Grantor Tax (<i>Seller</i>)	<u>0.05%</u>
Total Transfer and Recordation	0.3334% ⁸		0.30%

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 page 2

³ If Purchaser intends to live in the property for 7 of the next 12 months, the **first** \$100,000 of the consideration is exempt from State Recordation tax only (\$890)

⁴ If residential (Class 1) Buyer is a DC 1st Time Homebuyer, meets income guidelines, and sales price is \$684,500 or less (as of 10/1/22), Recordation Tax will be reduced to 0.725%

⁵ Applies to **residential (Class 1) transactions of \$400,000.00 or more**. For residential (Class 1) transactions of less than \$400,000.00, transfer and recordation taxes remain at 1.1% each for a total of 2.2%

⁶ Northern Virginia only, please contact us for details

⁷ Fairfax County (differs by County)

⁸ Per document (Deed and Deed(s) of Trust)



Other Maryland Counties (effective 7/1/23)

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: 1) Buyer is exempt from paying State Transfer and Seller must pay 0.25% regardless of agreement between parties; and 2) Unless parties agree otherwise, Seller pays all County Transfer and State Recordation.

State Recordation Tax (All rates are per \$1,000.00)

Allegany	\$ 7.00
Anne Arundel	\$ 7.00
Baltimore City	\$10.00 ¹¹
Baltimore County	\$ 5.00
Calvert	\$10.00
Caroline	\$10.00
Carroll	\$10.00
Cecil	\$ 8.20
Charles	\$10.00
Dorchester	\$10.00
Frederick	\$14.00
Garrett	\$ 7.00
Harford	\$ 6.60
Howard	\$ 5.00
Kent	\$ 6.60
Prince George's	\$ 5.50
Queen Anne's	\$ 9.90
St. Mary's	\$ 8.00
Somerset	\$ 6.60
Talbot	\$12.00
Washington	\$ 7.60
Wicomico	\$ 7.00
Worcester	\$ 6.60

County Transfer Tax

Allegany	0.5 % ⁹
Anne Arundel	1% ¹⁰
Baltimore City	1.5% ¹²
Baltimore County	1.5 % ¹³
Calvert	NONE
Caroline	0.5% ¹⁴
Carroll	NONE
Cecil	0.5% ¹⁵
Charles	0.5%
Dorchester	0.75% ¹⁶
Frederick	NONE
Garrett	1% ¹⁷
Harford	1% ¹⁸
Howard	1.25%
Kent	0.5%
Prince George's	1.4 %
Queen Anne's	0.5% ¹⁹
St. Mary's	1% ²⁰
Somerset	NONE
Talbot	1% ²¹
Washington	0.5% ²²
Wicomico	NONE
Worcester	0.5% ²³

⁹ \$50,000.00 Exemption for owner occupied
¹⁰ 1.5% for \$1,000,000 and over (charged from dollar one)
¹¹ \$22,000.00 exemption for owner occupied
¹² \$22,000.00 exempt if primary residence and under \$250,000.00
¹³ \$22,000.00 exemption if owner occupied
¹⁴ \$25,000.00 exemption for principal residence
¹⁵ \$75,000.00 exemption for First Time Homebuyer
¹⁶ 0.25% (for seller and buyer) if buyer is First Time Homebuyer
¹⁷ \$30,000.00 exempt if primary home 7 of 12 months

¹⁷ \$50,000.00 exemption for primary residence only
¹⁸ \$30,000.00 exemption for owner occupied
¹⁹ 0.25% if First Time Maryland Homebuyer
²⁰ \$30,000.00 exemption for owner occupied
²¹ \$50,000.00 exemption of owner occupied and principal residence
²² \$50,000.00 exemption on all transactions
²³ 0.25% if FTHB and price less than \$115,000.00(paid by Seller)
²³ \$50,000.00 exemption for primary residence if live 7 of 12 months