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NEW YORK STATE & LOCAL TRANSFER TAXES

NEW YORK STATE REAL ESTATE TRANSFER TAX - Form TP-584

\$2.00 for each \$500.00 of consideration or any fraction thereof.

Applies to all conveyances in real property and cooperative apartments, whether by deed or otherwise, and to conveyances of controlling interest (50% or more) in an entity owning real property.

Mansion Tax - for conveyances of residential real estate or interest \$1,000,000 or more an additional tax of 1% is imposed.

Includes any premises that is or may be used in whole or in part as a personal residence, and includes 1-3 family dwellings, individual condominium/cooperative units.

NEW YORK CITY & SURROUNDING AREA REAL PROPERTY TRANSFER TAX - Form NYC-RPT

Property Type	Purchase Price	NYC	City of Mt. Vernon	City of Yonkers
1-3 Family , Residential Condominiums & Cooperatives*	\$500,000 or less	1.00%	1.00% **	1.5% ***
1-3 Family , Residential Condominiums & Cooperatives*	Greater than \$500,000	1.425%	1.00% **	1.5% ***
All other types of Property including vacant land	\$500,000 or less	1.425%	1.00% **	1.5% ***
All other types of Property including vacant land	Greater than \$500,000	2.625%	1.00% **	1.5% ***

*Includes grants, assignments, and surrenders of leasehold interest. Conveyances of real property of less than \$25,000 are exempt but a filing fee of \$100.00 is imposed.

** First \$100,000 of purchase price is exempt.

*** On all transactions over \$25,000

SUFFOLK COUNTY - PECONIC BAY REGION COMMUNITY PRESERVATION FUND - Form CPF TOWNS OF SOUTHOLD, RIVERHEAD, SHELTER ISLAND, EAST HAMPTON, SOUTHAMPTON, SHELTER ISLAND

Property Type	Southold / Riverhead	Shelter Island / East Hampton / Southampton / Shelter Island
Improved property	2.00% *	2.00% **
Unimproved property	2.00% *	2.00% **

This tax is payable by the purchaser. Exemptions are available to first time homeowners.

* First \$150,000 for improved property & \$75,000 for unimproved property is exempt

** First \$250,000 for improved property and \$100,000 for unimproved property is exempt.

NYS Transfer and Mansion tax are due 15 days date of closing. NYC Transfer Taxes are due 30 days from date of closing.

MORTGAGE RECORDING TAXES

MORTGAGE RECORDING TAXES NYC & SURROUNDING AREA

Property Type	Loan Amount	NYC	Westchester (except Yonkers)	City of Yonkers	Nassau / Suffolk / Orange Putnam / Dutchess	Rockland
Residential * 1-3 family, individual condominium	< \$500,000	2.05%	1.30%	1.80%	1.05%	1.30%
Residential * 1-3 family, individual condominium	> \$500,000	2.175%	1.30%	1.80%	1.05%	1.30%
Commercial & Vacant Land	< \$500,000	2.05%	1.30%	1.80%	1.05%	1.30%
Commercial & Vacant Land	> \$500,000	2.80%	1.30%	1.80%	1.05%	1.30%

New York City

Residential Property Loan Amount <500,000 - The borrower pays 1.80% less \$30.00 if the property is 1-2 family and the loan is \$10,000 or more

Residential Property Loan Amount >500,000 - The borrower pays 1.925% less \$30.00 if the property is 1-2 family.

Lender pays .25% if property is 1-6 family.

Commercial Property - Borrower pays entire amount.

Westchester (except Yonkers)

Residential Property - Borrower pays 1.05% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.

Lender pays .25% if property is 1-6 family.

For Commercial Property - Borrower pays entire amount.

City of Yonkers

Residential Property - Borrower pays 1.55% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.

Lender pays .25% if the property is 1-6 family.

Commercial Property - Borrower pays entire amount.

Nassau, Suffolk, Orange, Putnam, Dutchess

Residential Property - Borrower pays .80% minus \$30.00 if the property is 1-2 family and loan is \$10,000 or more.

Lender pays .25% if property is 1-6 family.

Commercial Property - Borrower pays entire amount

Rockland

Residential Property - Borrower pays 1.55% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.

Lender pays .25% if the property is 1-6 family.

Commercial Property - Borrower pays entire amount.

Tax rates differ in other upstate counties.

Please call the office **(631) 204-9760** or **(718)261-5000** for details or visit our website **www.Standish-Title.com**