

Customary Closing Costs in California

Closing Costs – are allocated between buyer and seller on the basis of tradition, but are subject to negotiation in the sale of real property
County Transfer Tax – is calculated on the full value of the property at time of sale OR the difference between the sales price and existing loans on property
City Transfer Tax – is calculated on the basis of sales price

County	Escrow Charges	Title Fees (Owners Policy)	County Transfer Tax Amount/\$1,000	City Transfer Tax Amount/\$1,000
Alameda	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	½ Buyer - ½ Seller Alameda - \$6.40 Albany - \$1.45 Berkeley - \$15.00 Oakland - \$15.00 Piedmont - \$13.00 San Leandro - \$6.00 Hayward - \$4.50
Alpine (El Dorado Side)	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Alpine (Calaveras Side)	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Amador	½ Buyer ½ Seller	Buyer Pays	½ Buyer - ½ Seller \$1.10	NONE
Butte (Chico & Oroville)	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Butte (Paradise)	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Calaveras (San Andreas)	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Calaveras (Bear Valley)	½ Buyer ½ Seller	Buyer Pays	Seller Pays - \$1.10	NONE
Colusa	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Contra Costa	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	El Cerrito, Richmond & San Pablo - \$7.00
Del Norte	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
El Dorado	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Fresno	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Glenn	½ Buyer ½ Seller	½ Buyer ½ Seller	½ Buyer ½ Seller	NONE
Humboldt	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Imperial	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Inyo	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Kern	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Kings	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE

Lake	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	NONE
Lassen	½ Buyer ½ Seller	½ Buyer ½ Seller	½ Buyer ½ Seller	NONE

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Los Angeles	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	Culver City - \$4.50 Los Angeles - \$4.50 Pomona - \$2.20 Redondo Beach - \$2.20 Santa Monica - \$3.00
Madera	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Marin	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	San Rafael - \$1.45 All other Cities - \$1.10
Mariposa	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Mendocino	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	NONE
Merced	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Modoc	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Mono	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Monterey (Salinas)	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Monterey (Peninsula)	Seller Pays	Seller Pays	Seller Pays - \$1.10	NONE
Napa	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	NONE
Nevada	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Orange	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Placer	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Plumas	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Riverside	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	Riverside - \$1.10
Sacramento	Seller Pays	Seller Pays	Seller Pays - \$1.10	½ Buyer - ½ Seller .00275 * Sales Price
San Luis Obispo	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
San Mateo	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	½ Buyer - ½ Seller San Mateo - \$5.00 Hillsborough - \$.30
San Joaquin	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
San Francisco	Buyer Pays	Buyer Pays	Seller Pays \$5.00 - \$6.80 - \$7.50 -	Less than \$250,000 \$250,001 to \$1,000,000 Over \$1,000,001
San Bernadino	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
San Diego	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
San Benito	Seller Pays	Seller Pays	Seller Pays - \$1.10	NONE

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Santa Barbara	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Santa Clara	Seller Pays	Seller Pays	Seller Pays - \$1.10	½ Buyer - ½ Seller Palo Alto, San Jose & Mt. View - \$3.30
Santa Cruz	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Shasta	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Sierra	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Siskiyou	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Solano	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays Vallejo - \$4.30
Sonoma	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Santa Rosa - \$2.00 on Gross Petaluma - \$1.15 on Gross Cotati - \$1.90 on Net Sebastopol - \$2.00 on Net Rohnert Park - \$1.10 on Net
Stanislaus	½ Buyer ½ Seller	Seller Pays – Modesto 50/50 - Turlock	Seller Pays - \$1.10	NONE
Sutter	Seller Pays	Seller Pays	Seller Pays - \$1.10	NONE
Tehama	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Trinity	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Tulane	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Tuolumne	½ Buyer ½ Seller	½ Buyer ½ Seller	Seller Pays - \$1.10	NONE
Ventura	½ Buyer ½ Seller	Seller Pays	Seller Pays - \$1.10	NONE
Yolo (Davis)	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	NONE
Yolo (Woodland)	Seller Pays	Seller Pays	Seller Pays - \$1.10	Woodland - \$1.10
Yuba	Seller Pays	Seller Pays	Seller Pays - \$1.10	NONE

Great effort has been made to insure the accuracy of the information provided herein. However, state and local laws and procedures are subject to change at **any time**.