

A GUIDE TO CALIFORNIA CLOSING COSTS

Contact your local ORT Escrow Officer for the most up-to-date information regarding closing costs in your county.

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All of the closing costs above are allocated between the Buyer and Seller based on custom only and may be subject to negotiation in the sale of Real Property. These closing cost are deemed reliable, but are subject to change without notice.



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County	Escrow Charges	Title Fees Owner's Policy	Documentary Transfer Tax \$1.10 per \$1,000 or \$0.55 per \$500	City Transfer Tax Amount per \$1,000
Alameda ★	Buyer Pays	Buyer Pays	Seller Pays	Buyer-Seller 50% Albany = \$15.00 Alameda = \$12.00 Emeryville Less than \$1,000,000 = \$12.00 \$1,000,001 to \$2,000,000 = \$15.00 \$2,000,001 or more = \$25.00 Hayward = \$8.50 Piedmont = \$13.00 San Leandro = \$11.00 Berkeley up to \$1,800,000 = \$15.00 \$1,800,001 or more = \$25.00 Oakland up to \$300,000 = \$10.00 \$300,001 to \$2,000,000 = \$15.00 \$2,000,001 to \$5,000,000 = \$17.50 \$5,000,001 or more = \$25.00
Alpine	Buyer - Seller 50%	Buyer Pays	Seller Pays	
Amador	Buyer - Seller 50%	Buyer Pays	Seller Pays	
Butte	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Calavera	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Colusa ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Contra Costa ★	Buyer Pays	Buyer Pays	Seller Pays	Buyer - Seller 50% El Cerrito = \$12.00 Richmond up to \$999,999.99 = \$7.00 \$1,000,000 to \$3,000,000 = \$12.50 \$3,000,001 to \$10,000,000 = \$25.00 \$10,000,001 or more = \$30.00
Del Norte	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
El Dorado ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Fresno ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
Glenn ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Humboldt	Buyer - Seller 50%	Seller Pays	Seller Pays	
Imperial	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Inyo	Buyer - Seller 50%	Seller Pays	Seller Pays	
Kern ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
Kings	Buyer - Seller 50%	Seller Pays	Seller Pays	
Lake	Buyer Pays	Buyer Pays	Seller Pays	
Lassen	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Los Angeles ★	Buyer - Seller 50%	Seller Pays	Seller Pays	Los Angeles 44 \$4.50 (Per \$1,000) Pomona 57 \$2.20 (Per \$1,000) Redondo Beach 59 \$2.20 (Per \$1,000) Santa Monica 68 \$3.00 (Per \$1,000) on amounts \$4,999,999 or less \$6.00 (Per \$1,000) on amounts \$5,000,000 and above
Madera ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Marin ★	Buyer Pays	Buyer Pays	Seller Pays	
Mariposa	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Mendocino	Buyer Pays	Buyer Pays	Seller Pays	
Mendocino ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Modoc	Buyer - Seller 50%	Seller Pays	Seller Pays	
Mono	Buyer - Seller 50%	Seller Pays	Seller Pays	
Monterey ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
Napa ★	Buyer Pays	Buyer Pays	Seller Pays	
Nevada	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Orange County ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
Placer ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
Plumas	Buyer - Seller 50%	Seller Pays	Seller Pays	
Riverside ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
Sacramento ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
San Benito ★	Seller Pays	Seller Pays	Seller Pays	
San Bernardino ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
San Diego ★	Buyer - Seller 50%	Seller Pays	Seller Pays	
San Francisco ★	Buyer Pays	Buyer Pays	Seller Pays	Included in the City Transfer Tax
San Joaquin ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
San Luis Obispo	Buyer - Seller 50%	Seller Pays	Seller Pays	
San Mateo ★	Buyer Pays	Buyer Pays	Seller Pays	
Santa Barbara	Buyer - Seller 50%	Seller Pays	Seller Pays	
Santa Clara ★	Seller Pays	Seller Pays	Seller Pays	Buyer-Seller 50% Palo Alto = \$3.30 Mountain View = \$3.30 San Jose = \$2,000,000 to \$5,000,000 x 0.75% = \$7.50 \$5,000,001 to \$10,000,000 x 1.00% = \$10.00 \$10,000,001 and above x 1.50% = \$15.00 Please keep in mind this tax is in addition to the current City transfer tax of \$3.30/\$1,000 for San Jose
Santa Cruz ★	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Shasta	Buyer - Seller 50%		Seller Pays	
Sierra	Buyer - Seller 50%		Seller Pays	
Siskiyou	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Solano ★	Buyer Pays	Buyer Pays	Seller Pays	
Sonoma ★	Buyer Pays	Buyer Pays	Seller Pays	
Stanislaus ★	Buyer - Seller 50%	Seller Pays except Turlock 50/50	Seller Pays	
Sutter ★	Seller Pays	Buyer - Seller 50%	Seller Pays	
Tehama	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Trinity	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Tulare	Buyer - Seller 50%	Seller Pays	Seller Pays	
Tuolumne	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Ventura ★	Seller Pays	Seller Pays	Seller Pays	
Yolo ★	Buyer-Davis Seller - All Other	Buyer-Davis Seller - All Other	Seller Pays	
Yuba ★	Buyer - Seller 50%	Seller Pays	Seller Pays	

★ = Old Republic Title office located
Transfer Tax varies by city. Please contact your Old Republic Escrow Officer for more details.

