

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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Effective 05.21.2020 | ORF-1207
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Old Republic Title strongly recommends that consumers confer with their title insurer as underwriting requirements vary among companies and further, obtain guidance and advice from qualified professionals, including attorneys specializing in Real Property, Trusts and/or Title Insurance to get more detailed, and current, information as to any particular situation affecting them.

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.

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 = \$11.50 Alameda = \$12.00 Emeryville = \$12.00 Hayward = \$8.50 Piedmont = \$13.00 San Leandro = \$6.00 Berkeley up to \$1,500,000 = \$15.00 \$1,500,001 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	
Calaveras	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 \$999,999,999 = \$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 Split: Ridgecrest	
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	Transfer Tax varies by city. Please contact your Old Republic Escrow Officer for more details.
Madera	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Marin	Buyer Pays	Buyer Pays	Seller Pays	Seller Pays San Rafael = \$2.00
Mariposa	Buyer - Seller 50%	Buyer - Seller 50%	Seller Pays	
Mendocino	Buyer Pays	Buyer Pays	Seller Pays	
Merced	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	Seller Pays \$1.10 in city of Riverside
Sacramento	Buyer - Seller 50%	Seller Pays	Seller Pays	Buyer - Seller Pays \$2.75 in city of Sacramento
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	Included in the City Transfer Tax	Seller Pays Through \$250,000 = \$5.00 \$250,001 to \$999,999 = \$6.80 \$1,000,000 to \$4,999,999 = \$7.50 \$5,000,000 to \$9,999,999 = \$22.50 \$10,000,000 to \$24,999,999 = \$27.50 \$25,000,000 or more = \$30.00
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	Buyer-Seller 50% \$0.30 in Hillsborough Buyer-Seller 50% \$5.00 in San Mateo
Santa Barbara	Buyer - Seller 50%	Seller Pays	Seller Pays	
Santa Clara	Seller Pays	Seller Pays	Seller Pays	San Jose - new rates effective July 1, 2020 due to the passage of Measure E Less than \$2,000,000 = Exempt from the new tax \$2,000,000 to \$5,000,000 = 0.75% \$5,000,001 to \$10,000,000 = 1.00% \$10,000,001 and above = 1.50% Buyer-Seller 50% Palo Alto = \$3.30 Mountain View = \$3.30 Please keep in mind this tax is in addition to the current City transfer tax of \$3.30/\$1,000 for San Jose NEW
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	Seller Pays	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	

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