

City of New York Real Estate Tax Guide

New York Albany Erie Nassau Putnam Rockland Suffolk Westchester  
 County County County County County County County

City of New York Transfer Mortgage Tax Guide

**CITY OF NEW YORK TRANSFER TAX**

**(AS OF JULY 1, 1996)**

*The Information provided is believed to be accurate, but is not guaranteed.*

<b>Property Type and Transaction Value</b>	<b>NYC RPT</b>	<b>New York Documentary Stamps</b>	<b>“Mansion Tax”</b>
1-2-3 Family Residential, Co-op or Condo Unit under \$500,000	1% of conveyance price	\$2 per \$500 of conveyance price	N/A
1-2-3 Family Residential, Co-op, or Condo Unit under \$500,00	1%	\$2 per \$500	N/A
1-2-3 Family Residential, Co-op, or Condo Unit between \$500,00-\$999,000	1.425%	\$2 per \$500	N/A
1-2-3 Family Residential, Co-op, or Condo Unit \$1,000,000 or more	1.425%	\$2 per \$500	1% of sales price payable by grantee (grantor pays if grantee is exempt)
All Others under \$500,00	1.425%	\$2 per \$500	N/A
All Others at \$500,000	1.425%	\$2 per \$500	N/A
All Others \$500,000-\$999,999	2.625%	\$2 per \$500	N/A
All Others \$1,000,000 or more	2.625%	\$2 per \$500	N/A
Payment Due Date (delivery date is presumed to be date shown on instrument)	30 days after delivery	15 days after delivery	15 days after delivery
Penalty for late payment	5% per month (up to 25%) plus interest	10% penalty plus 2% interest penalty (up to 25% plus interest)	Same as for deed stamps

*For reference only.*

<b>TRANSFER TAXES (OUTSIDE of New York City)</b>		
<b>LOCALITY</b>	<b>RATE</b>	<b>COMMENTS</b>
Peconic Bay (Suffolk County)	\$10.00 per \$500 Threshold vary by town	Payable by grantee Towns of Riverhead, Southold, Shelter Island, East Hampton and Southhampton. Additional return required.
City of Mt. Vernon (Westchester County)	1% of consideration for deed delivered after January 3, 2000. 1.4% of consideration of deed delivered between Jan. 1, 1999 and Jan. 3 2000	Payable by grantee. Additional return required.
City of Yonkers (Western County)	1.5% of Consideration	Payable by grantor. Additional return required.
Broome County	\$0.50 per \$500	Payable by grantor. No Continuing lien deduction. No additional return required.
Erie County	\$2.50 per \$500	Payable by grantor. Exemption for Senior Citizens. No Additional return required.