



CALIFORNIA CUSTOMARY PRACTICES GUIDE

UPDATED FEBRUARY, 2017

COUNTY	ESCROW CHARGES / FEES	TITLE FEE (OWNER'S POLICY)	COUNTY TRANSFER TAX TAX PER THOUSAND	CITY TRANSFER TAX TAX PER THOUSAND
Alameda	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Split - Buyer/Seller: Alameda - \$12.00, Albany - \$11.50, Berkeley - \$15.00, Emeryville - \$12.00, Hayward - \$4.50, Oakland - \$15.00, Piedmont - \$13.00, San Leandro - \$6.00
Colusa	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Contra Costa	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Split - Buyer/Seller: Richmond - \$7.00
El Dorado	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Fresno	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Glenn	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Kern	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Los Angeles	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	Seller Pays: Culver City - \$4.50, Los Angeles - \$4.50, Pomona - \$2.20, Redondo Beach - \$2.20, Santa Monica - \$3.00
Marin	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays: San Rafael - \$2.00
Merced	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Monterey	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Napa	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	None
Orange	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Placer	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Riverside	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	Seller Pays: Riverside - \$1.10
Sacramento	Seller Pays	Seller Pays	Seller Pays - \$1.10	Split - Buyer/Seller: Sacramento - \$2.75
San Benito	Seller Pays	Seller Pays	Seller Pays - \$1.10	None
San Bernardino	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
San Diego	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
San Francisco	Buyer Pays	Buyer Pays	Included in the City Transfer Tax	Seller Pays: \$5.00 for less than \$250,000, \$6.80 from \$250,000-\$999,999, \$7.50 from \$1,000,000-\$4,999,999, \$22.50 from \$5,000,000-\$9,999,999, \$27.50 from \$10,000,000-\$24,999,999, \$30.00 for \$25 Million Plus
San Joaquin	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
San Mateo	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Split - Buyer/Seller: San Mateo - \$5.00
Santa Clara	Seller Pays	Seller Pays	Seller Pays - \$1.10	Split - Buyer/Seller: Palo Alto - \$3.30, San Jose - \$3.30, Mountain View - \$3.30
Santa Cruz	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Solano	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays: Vallejo - \$3.30
Sonoma	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays: Santa Rosa - \$2.00, Petaluma - \$2.00
Stanislaus	Split - Buyer / Seller	Seller Pays Except Turlock (50/50)	Seller Pays - \$1.10	None
Sutter	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Ventura	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Yolo	Split - Buyer / Seller	Buyer - Davis Seller - All Other	Buyer - Davis Seller - All Other	Seller Pays: Woodland - \$1.10
Yuba	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None

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