



2021 CALIFORNIA CUSTOMARY PRACTICES GUIDE - POPULAR COUNTIES

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 \$15.00 Berkeley \$15.00 for Purchase Price up to \$1.5 million, 2.5% over \$1.5 million Emeryville \$12.00 Hayward \$8.50 Oakland 1% of Purchase Price up to \$300,000, 1.5% for \$300,001 to \$2 million, 1.75% over \$2 million and up to \$5 million, 2.5% over \$5 million Piedmont \$13.00 San Leandro - \$11.00
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 - based on full sales price: \$100 to \$999,999 = 0.7% \$1,000,000 to \$2,999,999 = 1.25% \$3,000,000 to \$9,999,999 = 2.5% \$10,000,000 and above = 3% El Cerrito - \$12.00
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 County - Culver City (effective 4/1/2021) : 1.5% for \$1,500,000 to \$2,999,999, 3% for \$3,000,000 to \$9,999,999, 4% for \$10M+ Los Angeles \$4.50 Pomona \$2.20 Redondo Beach \$2.20 Santa Monica (effective 3/1/2021) \$3.00/\$1,000 up to \$4,999,999, \$6 / \$1,000 for over \$5M
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 \$250,001 to \$999,999, \$7.50 from \$1,000,000 to \$4,999,999, \$22.50 from \$5,000,000 to \$9,999,999, \$55.00 from \$10,000,000 to \$24,999,999, \$60.00 for \$25,000,000+
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: Mountain View \$3.30 Palo Alto \$3.30 San Jose \$3.30 <i>For San Jose: Effective 7/1/20 - In addition to the above, additional transfer tax applied on sales over \$2 Million, based on full sales price:</i> 0.75% - \$2,000,000 to \$5,000,000 1.0% - \$5,000,000.01 to \$10,000,000 1.5% - \$10,000,000.01 and higher
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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