## CHICAGO TITLE

175 Years & Beyond

## **2025 CALIFORNIA CUSTOMARY PRACTICES GUIDE - POPULAR COUNTIES**

AlamedaBuyer PaysBuyer PaysSeler Pays S1100Seler Pays S1100Seler Pays S100Seler	COUNTY	ESCROW Charges / Fees	TITLE FEE (OWNER'S POLICY)	COUNTY TRANSFER TAX Tax per thousand	CITY TRANSFER TAX TAX PER THOUSAND
Contra Costa     Buyer Pays     Buyer Pays     Seller Pays - 51.10     Sylit Buyer Jobin S 1993 99 - 0.7%, 1 St000000 F393 999 - 2.5%, 1 St00000 F393 999 - 2.5%, 1 St0000 F393 999 - 2.5%, 1 St00000 F393 999 - 2.5%, 1 St000000 F300 999 - 2.5%, 1 St00000 F300 999 - 2.5%, 1 St000000 F300 999 - 2.5%, 1 St000000 F300 999 -	Alameda	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	up to \$1.6 Million, \$25 over \$1.6 Million   <b>Emeryville</b> ' \$12.00 for less than \$1 Million; \$15 for \$1-\$2 Million; \$25 over \$2 Million   <b>Hayward</b> \$8.50   <b>Oakland</b> 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,
Contra Costa     Buyer Pays     Seller Pays - 51.00     St.000.000 bs.2099.939-12%; is 3000.000 ad Aute - 320.0       El Dorado     Split - Buyer / Seller     Split - Buyer / Seller     Seller Pays - 51.00     None       Genom     Split - Buyer / Seller     Split - Buyer / Seller     Seller Pays - 51.00     None       Genom     Split - Buyer / Seller     Seller Pays     St.00     None       Genom     Split - Buyer / Seller     Seller Pays     St.00     None       Los Angels     Split - Buyer / Seller     Seller Pays     Seller Pays - S1.00     None       Los Angels     Split - Buyer / Seller     Seller Pays     Seller Pays - S1.00     Seller Pays - S1.00     None       Marin     Buyer Pays     Buyer Pays     Seller Pays - S1.00	Colusa	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Fresno     Split - Buyer / Seller     Seller Pays	Contra Costa	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	\$1,000,000 to \$2,999,999 = 1.25% \$3,000,000 to \$9,999,999 = 2.5%
GlennSplit - Buyer / SellerSplit - Buyer / SellerSeller PaysSeller Pays <td>El Dorado</td> <td>Split - Buyer / Seller</td> <td>Split - Buyer / Seller</td> <td>Seller Pays - \$1.10</td> <td>None</td>	El Dorado	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
KernSpilt - Buyer / SellerSeller PaysSeller	Fresno	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Los AngelesSplit - Buyer / SellerSeller PaysSeller Pays - \$1:10Seller Pays - \$1:10Seller Pays - \$1:00Seller Pays - \$1:00NoneMarinBuyer PaysBuyer PaysSeller Pays - \$1:10Seller Pays - \$1:10NoneNoneMercedSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1:10NoneManaBuyer PaysBuyer PaysSeller Pays - \$1:10NoneManaBuyer PaysBuyer PaysSeller Pays - \$1:10NonePlacerSplit - Buyer / SellerSeller Pays - \$1:10NoneGilt - Buyer / SellerSeller Pays - \$1:10NonePlacerSplit - Buyer / SellerSeller Pays - \$1:10NoneSan BrandinoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan BrandinoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan BrandinoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan BrandisoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan DiagoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan BrandisoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan DiagoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan DiagoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan DiagoSplit - Buyer / SellerSeller Pays - \$1:10NoneSan Dia	Glenn	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Los AngelesSplit - Buyer / SellerSeller PaysSeller Pays - \$1:10\$3999.998, % for \$1000H + Los Angeles - Below \$5,150,000 - \$300,000 + Pomona - \$200 Factoria Bactoria - \$200 Factoria - \$200	Kern	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
MercedSplit - Buyer / SellerSplit - Buyer / Seller	Los Angeles	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	\$9,999,999; 4% for \$10M+   Los Angeles - Below \$5,150,000 - \$4.50; 4.45% for \$5,150,000 - \$10,300,000; 5.95% for \$10,300,000+   Pomona - \$2.20   Redondo Beach - \$2.20   Santa
MontereySplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysNapaBuyer PaysBuyer PaysSeller PaysSeller PaysSeller PaysSeller PaysOrangeSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysPlacerSplit - Buyer / SellerSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysRiversideSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSaramentoSplit Buyer/SellerSeller PaysSeller PaysSeller PaysSeller PaysSan BernardinoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan BrancinoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan BranciscoBuyer PaysBuyer PaysSeller PaysSeller PaysSeller PaysSeller PaysSan JoaquinSplit - Buyer / SellerSplit - Buyer / SellerSeller PaysSeller PaysSplit - Buyer / SellerSan MateoBuyer PaysBuyer PaysSeller PaysSplit - Buyer / SellerSplit - Buyer / SellerSanta ClaraSeller PaysSeller PaysSeller PaysSplit - Buyer / SellerSplit - Buyer / SellerSolanoBuyer PaysBuyer PaysSeller PaysSplit - Buyer / SellerSplit - Buyer / SellerSolanoBuyer PaysBuyer PaysSeller PaysSeller PaysSplit Buyer/Seller: San MateoSplit - Buye	Marin	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays: San Rafael - \$2.00
NapaBuyer PaysBuyer PaysSeller PaysSeller PaysSeller PaysNoneOrangeSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysNonePlacerSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysRiversideSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSaramentoSplit Buyer/SellerSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSan BenitoSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSan BernardinoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan BernardinoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan BranciscoBuyer PaysBuyer PaysBuyer PaysSeller PaysSeller PaysSeller PaysSan IbaquinSplit - Buyer / SellerSplit - Buyer / SellerSeller PaysSeller PaysSplit - Buyer/Seller: San MateoSplit Buyer PaysSan MateoBuyer PaysBuyer PaysSeller PaysSeller PaysSplit - Buyer/Seller: San MateoSplit Buyer/Seller: San San Sign Sign Sign Sign Sign Sign Sign Sig	Merced	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
OrangeSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NonePlacerSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10NoneRiversideSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10Seller Pays: Riverside - \$1.10SarramentoSplit Buyer/SellerSeller PaysSeller PaysSeller Pays - \$1.10Split - Buyer/Seller:Sarramento - \$2.75San BernardinoSplit - Buyer / SellerSeller PaysSeller PaysSeller Pays - \$1.10NoneSan BernardinoSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneSan DiegoSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneSan FranciscoBuyer PaysBuyer PaysBuyer PaysSeller Pays - \$1.10NoneSan MateoBuyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10NoneSanta ClaraSeller PaysBuyer PaysSeller Pays - \$1.10NoneSanta ClaraSeller PaysSeller PaysSeller Pays - \$1.10NoneSolanoBuyer / SellerSeller PaysSeller Pays - \$1.10Seller Pays - \$1.00SolanoBuyer PaysBuyer / SellerSeller Pays - \$1.10Seller Pays - \$1.10SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays - \$1.00SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays - \$1.00SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Vallejo - \$3.30S	Monterey	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
PlacerSplit - Buyer / SellerSplit - Buyer / SellerSeller PaysSt.10NoneRiversideSplit - Buyer / SellerSeller PaysSeller P	Napa	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	None
RiversideSplit - Buyer / SellerSeller PaysSeller PaysS	Orange	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
SarramentoSplit Buyer/SellerSeller PaysSeller PaysSeller PaysSplit - Buyer/Seller: Sarramento - \$2.75San BenitoSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSan BernardinoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan DiegoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan TranciscoBuyer PaysBuyer PaysBuyer PaysSeller PaysSeller Pays: \$5.00 for less than \$250,000, \$6.80 from \$250,000 to \$999,999,\$55.00 from \$10,000,000 to \$4,999,999,\$22.20 from \$5,000,000 to \$4,999,999,\$252.00 from \$5,000,000 to \$4,999,999,\$55.00 from \$10,000,000 to \$4,999,999,\$50.00 for \$25,000,000 to \$24,999,999,\$50.00 for \$25,000,000 to \$24,999,999,\$55.00 from \$10,000,000 to \$4,999,999,\$50.00 for \$25,000,000 to \$4,999,999,\$50.00 for \$25,000,000 to \$4,999,999,\$50.00 for \$25,000,000 to \$4,999,999,\$50.00 for \$25,000,000 to \$4,999,999,\$50.00 for \$50,00,fills to \$4,999,999,\$50.00 for \$25,000,000 to \$4,999,999,\$50.00 for \$25,000,\$50.00 for \$25,000,\$50.00 for \$25,000,	Placer	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
San BenitoSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSeller PaysSan BernardinoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysNoneSan DiegoSplit - Buyer / SellerSeller PaysSeller PaysSeller PaysSeller PaysSan FranciscoBuyer PaysBuyer PaysIncluded in the City Transfer TaxSeller Pays: \$5.00 for less than \$250,000, \$6.80 from \$250,000, to \$999,999, \$750 from \$1,000,000 to \$4,999,999, \$25.00 from \$5,000,000 to \$9,999,999, \$55.00 from \$10,000,000 to \$4,999,999, \$60.00 for \$25,000,000 +San JoaquinSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10Seller Pays - \$1.00San MateoBuyer PaysBuyer PaysSeller Pays - \$1.10Split Buyer/Seller: San Mateo - \$5.00,1515 over \$10 Million*   Hillsborough \$0.30Santa ClaraSeller PaysSeller PaysSeller Pays - \$1.10Split Buyer/Seller: Mountain View \$3.30Palo Atto \$3.30Santa CruzSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10Split Buyer/Seller: San Mateo - \$5.00,000.00 to \$4.999,990, \$6.80SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Split Buyer/Seller: San Mateo - \$5.00,000.00 to \$4.999,990, \$1.30SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: -\$1.10SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Sand Rosa - \$2.00StanislausSplit - Buyer / SellerSeller Pays - \$1.10Seller Pays: Sand Rosa - \$2.00SutterSplit - Buyer / Sel	Riverside	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	Seller Pays: <b>Riverside</b> - \$1.10
San BernardinoSplit - Buyer / SellerSeller PaysSeller Pays	Sacramento	Split Buyer/Seller	Seller Pays	Seller Pays - \$1.10	Split - Buyer/Seller: <b>Sacramento</b> - \$2.75
San DiegoSplit - Buyer / SellerSeller PaysSeller PaysSeller Pays - \$1.10NoneSan FranciscoBuyer PaysBuyer PaysIncluded in the City Transfer TaxSeller Pays: \$5.00 for less than \$250,000, \$6.80 from \$250,000 to \$999,999, \$7.50 from \$1,000,000 to \$24,999,999, \$22.50 from \$5,000,000 to \$24,999,999, \$55.00 for stom \$10,000,000 to \$24,999,999, \$55.00 for stom \$10,000,000 to \$24,999,999, \$55.00 for stom \$10,000,000 to \$24,999,999, \$60.00 for \$25,000,000 to \$24,999,999, \$55.00 from \$10,000,000 to \$24,999,999, \$55.00 from \$10,000,000 to \$24,999,999, \$55.00 for \$25,000,000 to \$24,999,999, \$55.00 for \$10,000,000 to \$24,999,999, \$55.00 for \$25,000,000 to \$24,999,99, \$20.00 for \$25,000,000 to \$24,999,99, \$20.00 for \$25,000,000 to \$24,990,99, \$20.00 for \$25,000,000 to \$29,990,900 to \$20,000 to \$29,990,900 to \$29,990,900 to \$20,000 to \$29,910	San Benito	Seller Pays	Seller Pays	Seller Pays - \$1.10	None
San FranciscoBuyer PaysBuyer PaysIncluded in the City Transfer TaxSeller 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, \$22.50 from \$5,000,000 to \$9,999,999, \$55.00 from \$10,000,000 to \$24,999,999, \$25.00 from \$5,000,000 to \$2,000,000 to \$2,000,	San Bernardino	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
San FranciscoBuyer PaysBuyer PaysIntudue in the fur finister Tax\$750 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 JoaquinSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10NoneSan MateoBuyer PaysBuyer PaysSeller Pays - \$1.10Split - Buyer/Seller: San Mateo - \$5.00/\$15 over \$10 Million*   Hillsborough \$0.30Santa ClaraSeller PaysSeller PaysSeller Pays - \$1.10Split Buyer/Seller: Mountain View \$3.30Palo Alto \$3.30   San Jose \$3.30Santa CruzSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10Split Buyer/Seller: Mountain View \$3.30Palo Alto \$3.30   San Jose \$3.30Santa CruzSplit - Buyer / SellerSplit - Buyer / SellerSeller Pays - \$1.10Seller Pays - \$1.10NoneSolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Vallejo - \$3.30SonomaBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Vallejo - \$3.30StanislausSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneSutterSplit - Buyer / SellerSeller Pays <td>San Diego</td> <td>Split - Buyer / Seller</td> <td>Seller Pays</td> <td>Seller Pays - \$1.10</td> <td>None</td>	San Diego	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
San MateoBuyer PaysBuyer PaysSeller Pays - \$1.10Split - Buyer/Seller: San Mateo - \$5.00/\$15 over \$10 Million4Hillsborough \$0.30Santa ClaraSeller PaysSeller Pays	San Francisco	Buyer Pays	Buyer Pays		\$7.50 from \$1,000,000 to \$4,999,999, \$22.50 from \$5,000,000 to \$9,999,999,
Santa ClaraSeller PaysSeller Pay	San Joaquin	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
Santa ClaraSeller PaysSeller Pay	San Mateo	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Split - Buyer/Seller: San Mateo - \$5.00/\$15 over \$10 Million <sup>4</sup>   Hillsborough \$0.30
SolanoBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Vallejo - \$3.30SonomaBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Santa Rosa - \$2.00Petaluma - \$2.00StanislausSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneSutterSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneVenturaSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneYoloSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneYoloSplit - Buyer / SellerBuyer - Davis Seller - All OtherBuyer - Davis Seller - All OtherSeller Pays: Seller Pays: Yoodland - \$1.10	Santa Clara	Seller Pays	Seller Pays	Seller Pays - \$1.10	For San Jose: In addition to the above, additional transfer tax applied on sales over \$2 Million, based on full sales price: 0.75% - \$2 Million to \$5 Million; 1.0% - \$5 Million to
SonomaBuyer PaysBuyer PaysSeller Pays - \$1.10Seller Pays: Santa Rosa - \$2.00Petaluma - \$2.00StanislausSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneSutterSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneVenturaSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneYoloSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneYoloSplit - Buyer / SellerBuyer - Davis Seller - All OtherBuyer - DavisSeller Pays: Woodland - \$1.10	Santa Cruz	Split - Buyer / Seller	Split - Buyer / Seller	Seller Pays - \$1.10	None
StanislausSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneSutterSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneVenturaSplit - Buyer / SellerSeller PaysSeller Pays - \$1.10NoneYoloSplit - Buyer / SellerBuyer - Davis Seller - All OtherBuyer - DavisSeller Pays: Woodland - \$1.10	Solano	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays: <b>Vallejo</b> - \$3.30
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 Pays: Woodland - \$1.10	Sonoma	Buyer Pays	Buyer Pays	Seller Pays - \$1.10	Seller Pays: Santa Rosa - \$2.00   Petaluma - \$2.00
Ventura Split - Buyer / Seller Seller Pays Seller Pays - \$1.10 None   Yolo Split - Buyer / Seller Buyer - Davis Seller - All Other Buyer - Davis Seller Pays: Woodland - \$1.10	Stanislaus	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 Pays: Woodland - \$1.10	Sutter	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None
Yolo Split - Buyer / Seller Buyer - Davis Seller - All Other Buyer - Davis Seller Pays: Woodland - \$1.10		, ,	,	,	
Yuba Split - Buver / Seller Seller Pays Seller Pays - \$1.10 None		1 1	Buyer - Davis		
	Yuba	Split - Buyer / Seller	Seller Pays	Seller Pays - \$1.10	None

All closing costs contained in this brochure reflect customary practices within the state of California but Chicago Title Company makes no express or implied warranty regarding the information presented and assumes no responsibility for errors or omissions. ©2025 Chicago Title Company. All Rights Reserved.