



2025 CALIFORNIA CUSTOMARY PRACTICES GUIDE - POPULAR COUNTIES (COMMERCIAL)

COUNTY	ESCROW CHARGES / FEES	TITLE FEE (OWNER'S POLICY)	COUNTY TRANSFER TAX TAX PER THOUSAND	CITY TRANSFER TAX TAX PER THOUSAND
Alameda	Split - Buyer / Seller (Commercial only)	Buyer Pays	Seller Pays - \$1.10	Split - Buyer/Seller: Alameda \$12.00 Albany \$15.00 Berkeley \$15.00 for Purchase Price up to \$1.6 Million, \$25 over \$1.6 Million Emeryville ¹ \$12.00 for less than \$1 Million; \$15 for \$1-\$2 Million; \$25 over \$2 Million 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: Culver City - 0.45% under \$1.5M; 1.5% for \$1.5M to \$2,999,999; 3% for \$3M to \$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 Monica - \$3 under \$5 million; \$6 over \$5 million - \$8 million; \$56 over \$8 million
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	Split Buyer/Seller	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/\$15 over \$10 Million Hillsborough \$0.30
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: 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 \$10 Million; 1.5% - \$10,000,000.01 and higher</i>
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	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 Pays: Woodland - \$1.10
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.