

# 2020 WASHINGTON Customary Practices Guide

County	Contact	Escrow Charges / Fees	Title Fee (Owner's Policy)	City Real Estate Excise Tax (Percentage Based on Sale Price)	State Real Estate Excise Tax effective January 1, 2020
<b>Adams</b>	509.659.3200 www.co.adams.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	<p><b>Seller Pays.</b> Tax is based on property price and at a graduate rate structure:</p> <p><b>\$500,000 or less:</b> 1.10%</p> <p><b>\$500,001 - \$1,500,000:</b> First \$500,000 @ 1.1% Remaining Balance @ 1.28%</p> <p><b>\$1,500,001 - \$3,000,000:</b> First \$500,000 @ 1.1% \$500,001 - \$1,500,000 @ 1.28% Remaining Balance @ 2.75%</p> <p><b>\$3,000,001 or more:</b> 3%</p> <p>For easy calculation of your property's Real Estate Excise Tax in Washington, go to: <a href="http://www.ChicagoWAreet.com">www.ChicagoWAreet.com</a></p>
<b>Asotin</b>	509.243.2016 www.co.asotin.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: Asotin 0.75%, Clarkston & Unincorp 0.25%	
<b>Benton</b>	509.786.2046 www.co.benton.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays - All Cities 0.50% except Benton City & Unincorp 0.25%	
<b>Chelan</b>	509.667.6365 www.co.chelan.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Cashmere & Entiat 0.25%	
<b>Clallam</b>	360.417.2400 www.clallam.net	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Forks 0.25%	
<b>Clark</b>	360.397.2391 www.co.clark.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Yacolt 0.25%	
<b>Columbia</b>	509.382.2131 www.columbiaco.com	Split - Buyer / Seller	Seller Pays	Seller Pays: Dayton 0.25%, Starbuck 0.00%, Unincorp 0.50%	
<b>Cowlitz</b>	360.577.3010 www.co.cowlitz.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25% except Woodland 0.50%	
<b>Douglas</b>	509.745.8521 www.douglascountywa.net	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Bridgeport, Rock Island & Unincorp 0.25%	
<b>Ferry</b>	509.775.5205 www.ferry-county.com	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
<b>Franklin</b>	509.545.3506 www.co.franklin.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Kahlottus & Mesa 0.25%	
<b>Garfield</b>	509.843.3631 www.co.garfield.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
<b>Grant</b>	509.754.2011 www.grantcountywa.gov	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Coulee City, Grand Coulee, Hartline 0.25%, Krupp 0.00%	
<b>Grays Harbor</b>	360.249.4121 www.co.grays-harbor.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
<b>Island</b>	360.678.5111 www.islandcounty.net	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%	
<b>Jefferson</b>	360.385.9105 www.co.jefferson.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%	
<b>King</b>	206.296.7300 www.kingcounty.gov	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Skykomish 0.25%	
<b>Kitsap</b>	360.337.7160 www.kitsapgov.com	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%	
<b>Kittitas</b>	509.962.7501 www.co.kittitas.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
<b>Klickitat</b>	509.773.3715 www.klickitatcounty.org	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25% except Unincorp 0.50%	

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Lewis	360.740.1392 www.lewiscountywa.gov	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%, except Pe Ell, Toledo, Winlock 0.25%	<p><b>Seller Pays.</b> Tax is based on property price and at a graduate rate structure:</p> <p><b>\$500,000 or less:</b> 1.10%</p> <p><b>\$500,001 - \$1,500,000:</b> First \$500,000 @ 1.1% Remaining Balance @ 1.28%</p> <p><b>\$1,500,001 - \$3,000,000:</b> First \$500,000 @ 1.1% \$500,001 - \$1,500,000 @ 1.28% Remaining Balance @ 2.75%</p> <p><b>\$3,000,001 or more:</b> 3%</p> <p>For easy calculation of your property's Real Estate Excise Tax in Washington, go to: <a href="http://www.ChicagoWAreet.com">www.ChicagoWAreet.com</a></p>
Lincoln	509.725.7011 www.co.lincoln.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
Mason	360.427.9670 www.co.mason.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%	
Okanogan	509.422.7190 www.okanogancounty.org	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25% except Coulee Dam & Tonasket 0.50%, Elmer City & Nespelem 0.00%	
Pacific	360.875.9301 www.co.pacific.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
Pend Oreille	509.447.4312 www.pendoreilleco.org	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25% except Metaline 0.00%, Newport 0.50%	
Pierce	253.798.6111 www.co.pierce.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Eatonville & Wilkeson 0.25%	
San Juan	360.378.2172 www.sanjuano.com	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 2.00%	
Skagit	360.336.9370 www.skagitcounty.net	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%	
Skamania	509.427.3720 www.skamaniacounty.org	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
Snohomish	425.388.3433 www.snohomishcountywa.gov	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Darrington 0.25%	
Spokane	509.477.3698 www.spokanecounty.org	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Fairfield, Latah & Waverly 0.00%, Medical Lake, Rockford & Spangle 0.25%	
Stevens	509.684.6161 www.co.stevens.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
Thurston	360.867.2200 www.co.thurston.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Rainier 0.25%	
Wahkiakum	360.795.3791 www.co.wahkiakum.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25%	
Walla Walla	509.524.2530 www.co.walla-walla.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25% except Prescott 0.00%, College Park & Waitsburg 0.50%	
Whatcom	360.676.6790 www.co.whatcom.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50%	
Whitman	509.397.6220 www.whitmancounty.org	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.25% except Lamont 0.00%	
Yakima	509.574.1100 yes.co.yakima.wa.us	Split - Buyer / Seller	Seller Pays	Seller Pays: All Cities 0.50% except Harrah, Moxee City, Naches, Selah, Tieton, Toppenish & Unincorp 0.25%	

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[www.ChicagoWAreet.com](http://www.ChicagoWAreet.com)

