

California Escrow Charges, Title Fees and Transfer Taxes

Who Pays for What

County	Escrow Charges	Title Fees (Owner's Policy)	County Transfer Tax (Per 1000 Unless Stated Otherwise)	City Transfer Tax (Per 1000 Unless Stated Otherwise) Seller pays unless stated otherwise
Alameda	Buyer pays	Buyer pays	Seller pays (Except in the city of Alameda – 50/50) \$ 1.10	50/50 Alameda \$12.00 Albany \$15.00 Berkeley: \$0 – \$1,500,000 and less \$15.00 \$1,500,001 and above \$25.00 Emeryville: \$0 – \$999,999 \$12.00 \$1,000,000 – \$2,000,000 \$15.00 \$2,000,000 and above \$25.00 Hayward \$ 8.50 Oakland: \$300,000 or less \$10.00 \$300,001 – \$2,000,000 \$15.00 \$2,000,001 – 5,000,000 \$17.50 \$5,000,001 and above \$25.00 Piedmont \$13.00 San Leandro \$11.00
Alpine (Calaveras Side)	50/50	50/50	Seller pays \$ 1.10	None
Alpine (El Dorado Side)	50/50	Buyer pays	Seller pays \$ 1.10	None
Amador	50/50	Buyer pays	50/50 \$ 1.10	None
Butte (Chico, Oroville)	50/50	50/50	Seller pays \$ 1.10	None
Butte (Paradise)	50/50	50/50	Seller pays \$ 1.10	None
Calaveras (Bear Valley)	50/50	Buyer pays	Seller pays \$ 1.10	None
Calaveras (San Andreas)	50/50	50/50	Seller pays \$ 1.10	None
Colusa	50/50	50/50	Seller pays \$ 1.10	None
Contra Costa	Buyer pays	Buyer pays	Seller pays \$ 1.10	50/50 El Cerrito \$12.00 Richmond: \$100 – \$1,000,000 \$ 7.00 \$1,000,001 – \$3,000,000 \$12.50 \$3,000,001 – \$10,000,000 \$25.00 \$10,000,001 and above \$30.00
Del Norte	Seller pays or split	Seller pays or split	Seller pays \$ 1.10	None
El Dorado	50/50	50/50	Seller pays \$ 1.10	None
Emeryville	50/50	50/50		
Fresno	50/50	Seller pays	Seller pays \$ 1.10	None
Glenn	50/50	50/50	Seller pays \$ 1.10	None
Humboldt	50/50	Seller pays	Seller pays \$ 1.10	None
Imperial	50/50	Seller pays	Seller pays \$ 1.10	None
Inyo	50/50	Seller pays	Seller pays \$ 1.10	None
Kern	50/50	Seller pays	Seller pays \$ 1.10	None
Kings	50/50	Seller pays	Seller pays \$ 1.10	None
Lake	Buyer pays	Buyer pays	Seller pays \$ 1.10	None
Lassen	50/50	50/50	Seller pays \$ 1.10	None
Los Angeles	50/50	Seller pays	Seller pays \$ 1.10	Culver City: \$1,500,000 – \$2,999,999 \$15.00 \$3,000,000 – \$9,999,999 \$30.00 \$10,000,000 and above \$40.00 Los Angeles: \$0 – \$5,400,000.00 \$ 4.50 \$5,400,000.01 to \$10,899,999.99 \$44.50 \$10,900,000 and above \$59.50 Pomona \$ 2.20 Redondo Beach \$ 2.20 Santa Monica: \$0.00 – \$4,999,999 \$ 3.00 \$5,000,000 – \$ 7,999,999 \$ 6.00 \$8,000,000 and above \$56.00
Madera	50/50	Seller pays	Seller pays \$ 1.10	None
Marin	Buyer pays	Buyer pays	Seller pays \$ 1.10	San Rafael \$ 2.00
Mariposa	50/50	50/50	Seller pays \$ 1.10	None
Mendocino	Buyer pays	Buyer pays	Seller pays \$ 1.10	None
Merced	50/50	50/50	Seller pays \$ 1.10	None
Modoc	50/50	Seller pays	Seller pays \$ 1.10	None
Mono	50/50	Seller pays	Seller pays \$ 1.10	None
Monterey	50/50	Seller pays	Seller pays \$ 1.10	None
Napa	Buyer pays	Buyer pays	Seller pays \$ 1.10	None
Nevada	50/50	50/50	Seller pays \$ 1.10	None

Continued on next page.

County	Escrow Charges	Title Fees (Owner's Policy)	County Transfer Tax (Per 1000 Unless Stated Otherwise)	City Transfer Tax (Per 1000 Unless Stated Otherwise) Seller pays unless stated otherwise
Orange	50/50	Seller pays	Seller pays \$ 1.10	None
Placer	50/50	Seller pays	Seller pays \$ 1.10	None
Plumas	50/50	Seller pays	Seller pays \$ 1.10	None
Riverside	50/50	Seller pays	Seller pays \$ 1.10	City of Riverside \$ 1.10
Sacramento	50/50	Seller pays	Seller pays \$ 1.10	50/50 Sacramento \$ 2.75
San Benito	Seller pays	Seller pays	Seller pays \$ 1.10	None
San Bernardino	50/50	Seller pays	Seller pays \$ 1.10	None
San Diego	50/50	Seller pays	Seller pays \$ 1.10	None
San Francisco	Buyer pays	Buyer pays	Seller pays \$0 – \$250,000 \$ 5.00 \$250,001 – \$999,999 \$ 6.80 \$1,000,000 – \$4,999,999 \$ 7.50 \$5,000,000 – \$9,999,999 \$22.50 \$10,000,000 – \$24,999,999 \$55.00 \$25,000,000 and up \$60.00	Included with County Transfer Tax
San Joaquin	50/50	50/50	Seller pays \$ 1.10	None
San Luis Obispo	50/50	Seller pays or split	Seller pays \$ 1.10	None
San Mateo	Buyer pays	Buyer pays	Seller pays \$ 1.10	50/50 San Mateo: \$1 – \$9,999,999 \$5.00 \$10,000,000 and above \$15.00 50/50 Hillsborough \$0.30 per thousand
Santa Barbara	50/50	Seller pays	Seller pays \$ 1.10	None
Santa Clara	Seller pays	Seller pays	Seller pays \$ 1.10	50/50 Mountain View \$ 3.30 Palo Alto \$ 3.30 San Jose: \$1 – \$2,300,000 \$ 3.30 \$2,300,000.01 – \$5,000,000 \$ 3.30 + \$ 7.50 \$5,000,000.01 – \$10,000,000 \$ 3.30 + \$10.00 \$10,000,000.01 and above \$ 3.30 + \$15.00
Santa Cruz	50/50	50/50	Seller pays \$ 1.10	50/50* Santa Cruz \$1,800,000 - \$2,500,000 \$5.00 \$2,500,001 - \$3,500,000 \$10.00 \$3,500,001 - \$4,500,000 \$15.00 Over \$4,500,000 \$20.00 Maximum tax per transaction is \$200,000
Shasta	50/50	Seller pays	Seller pays \$ 1.10	None
Sierra	50/50		Seller pays \$ 1.10	None
Siskiyou	50/50	50/50	Seller pays \$ 1.10	None
Solano	Buyer pays	Buyer pays	Seller pays \$ 1.10	Vallejo \$ 3.30
Sonoma	Buyer pays	Buyer pays	Seller pays Cloverdale \$ 1.10 Cotati \$ 1.10 Healdsburg \$ 1.10 Petaluma \$ 1.10 Rohnert Park \$ 1.10 Santa Rosa \$ 1.10 Sebastopol \$ 1.10 Sonoma \$ 1.10 Windsor \$ 1.10 Unincorporated Area \$ 1.10	Petaluma \$ 2.00 Santa Rosa \$ 2.00 Unincorporated Area N/A
Stanislaus	50/50	50/50	Seller pays \$ 1.10	None
Turlock	50/50	50/50	Seller pays \$ 1.10	None
Modesto (City)	50/50 or as negotiated	Seller pays or as negotiated	Seller pays \$ 1.10	None
Patterson (City)	50/50 or as negotiated	50/50 or as negotiated	Seller pays \$ 1.10	None
Sutter	Seller pays	Seller pays	Seller pays \$ 1.10	None
Tehama	50/50	50/50	Seller pays \$ 1.10	None
Trinity	50/50	50/50	Seller pays \$ 1.10	None
Tulare	50/50	Seller pays	Seller pays \$ 1.10	None
Tuolumne	50/50	50/50	Seller pays \$ 1.10	None
Ventura	50/50	Seller pays	Seller pays \$ 1.10	None
Yolo (Davis)	50/50	50/50	Seller pays \$ 1.10	None
Yolo (Woodland)	50/50	Seller pays	Seller/Buyer negotiated \$ 1.10	Seller/Buyer negotiated \$ 1.10
Yuba	Seller pays	Seller pays	Seller pays \$ 1.10	None

The information provided on this flyer is for general informational purposes only, should not be solely relied upon, and is subject to change without notice.

Note: 50/50 means Buyer pays 50%, Seller pays 50%

*Total tax based on a graduated marginal tax, not a flat tax rate. (for more information see sample tax calculation at <https://www.santacruzca.gov/Government/City-Departments/Finance/Licenses-Fees-and-Taxes/Measure-C-Workforce-Housing-Affordability-Act-of-2025>). Exemptions may apply.

Effective as of July 1, 2026.