



NY METRO SEARCH FEES & PRICING

As of 8/3/2026

SERVICES	FEE
ACRIS / Westchester Prep	Insured File- \$175 Accommodations- \$250 NYC Coop- \$200
Boundary Line Agreement	\$350
By-Mail Coordination Fee	\$500
Cancellation Fee	Case by case
Certified Copy / Copies	\$35 service fee, plus FedEx, if applicable
Coop NYC- TP-584 & RPT Filing	\$150 <i>Note: NYC charges a separate \$100 filing fee (not included in service charge)</i>
Coop NYS- TP-584 Filing (outside NYC)	\$50
Deposit (Escrow) Agreement	Residential- \$75 Commercial- \$100
Extra Chain	\$175
FedEx	\$25
Recording Service Charge	Insured Residential- \$25 per document Insured Commercial- \$50 per document Uninsured / Accommodations- \$125 per document
Survey Inspection	\$150 Town of Southampton- \$175 Town of East Hampton- \$200 Town of Southold- \$225 Shelter Island & Fire Island- \$400 Fisher's Island- \$600
Survey Locate	\$50
Tax Search	\$50
Title Continuation / Update	Pre-Closing <6 months- \$75 Title Update >6 months- \$100 + cost Coop Title Contin- \$50 Post-Closing Contin Letter to Previously Insured- \$100 + cost



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Title Continuation / Update (Cont.)	Title Contin Another's Report plus Issue Letter- \$175 + cost <i>Note: Title Contin for Closing included in Premium</i>
Building Loan Contins	\$200
Water- Final Title Meter Reading NYC	\$175
Handling Fee to pay Yonkers, Mt. Veron or Peekskill Transfer Tax Immediately Post-Closing	Closer- \$150 Metro Handling- \$50
Transfer Tax Forms (Excluding ACRIS & Westchester PREP, See Above)	TP-584 and RP-5217 ONLY- \$175 (insured) \$250 (accommodations) Peconic, Yonkers, Mt. Vernon, Peekskill, Warwick, Red Hook, Erie, Columbia, New Paltz TT Forms- Additional \$100



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NON-PREMIUM SEARCHES	FEE (plus Sales Tax)
Attorney Search <i>Includes: Last deed of record only, County judgments, FTL's, warrants, UCC's, and any other liens against Grantee per last deed of record and LP's, ML's and mortgages indexed against Real Property</i>	\$500 + cost <i>Note: Additional charges may apply for additional lots/chains and size of abstract</i>
Bar Claim Action / Action to Quiet Title	\$850
Certificate / Abstract of Title (aka Title Report No Insurance) <i>Includes: Tax search</i> <i>Does NOT include: Muni's</i>	Residential 1-4- \$650 Commercial / Vacant- \$850 <i>Note: Additional charges may apply for additional lots/chains and size of abstract</i>
Condo Certificate / Abstract of Title (aka Full Title No Insurance) with Specimen Unit Owners Policy & AG Letter <i>Includes: Tax search</i> <i>Does NOT include: Muni's</i>	For Submission with New Condominium Offering Plan- \$900 \$650 (if prior) <i>Note: Additional charges may apply for additional lots/chains and size of abstract</i>
Certificate of Title (Suffolk County)	\$5k Liability if we already have Full Search- \$700 Town of Brookhaven ONLY \$25k liability if we already have Full Search- \$900 Revisions- Starting at \$150
Chain of Title	\$400 per lot
Condemnation Proceeding	\$500
Cooperative Lien Search	\$50k Liability- \$500 \$100k Liability- \$600 Richmond County ONLY- \$50k Liability- \$575 Richmond County ONLY- \$100k Liability- \$675 Coop Contin after the First- \$50
C&R's and Easement Search	Starting at \$500
Environmental Search aka DEC Search	\$900
Foreclosure Search (No Insurance) <i>Includes: 40 year search, judgments, liens, FTL's, warrants, LP's, mechanic's liens, mortgages, party defendants and tax search</i>	Residential- \$600 + cost Commercial- \$750 + cost
Judgment Search v. Name ONLY	\$150 per name



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Judgment Search v. Name ONLY (Cont.)	<i>Note: Copies may be extra for common names</i>
Judgment Search with Mortgages v. Name and Property <i>Includes: Unlapsed and unsatisfied County judgments, liens, FTL's, warrants, LP's, ML's, mortgages and UCC's ONLY</i>	\$350 per name and/or address <i>Note: Copies may be extra for common names</i>
Mortgage Foreclosure Guarantee	\$500 Requires payment upfront Additional Contins after First- \$200 each Add Tax Search- \$50
Last Deed of Record	Starts at \$50
Lis Pendens Search	\$150 per lot
Mechanic's Lien Search	\$150 per lot
Map Abandonment Certificate (Suffolk County ONLY)	Starts at \$1,100 Each Contin to update Cert. Date after the First- \$150 Each Tax Search/Contin- \$50
Recorded Document Certificate	If Open Order- \$500 + \$1 for each Instrument If no Open Order- \$1,000 + \$10 for each Instrument
Sheriff's Letter for Notice of Sale per CPLR 5236(c)	\$600
Single and Separate Search (aka Variance Search)	For up to 4 Tax Lots- \$950 Each Additional Lot- \$200 If we already have Abstract for Base Lot- \$650
Street Abandonment	Starts at \$750 Each Title Contin to Update Cert. Date after the First- \$100 Each Tax Search/Contin- \$75
Street Dedication	\$500
Surplus Money Proceedings Cert.	\$850
Surrogate Search	\$175 per Name
Tax Redemption Search	\$200
Zoning Lot Cert. (ZLA)	ZLA with Two (2) Exhibits- \$1,500 Additional Exhibits- \$150 per each Additional Exhibit ZLA without Recording- \$750 <i>Note: Exam Fee, Exhibit Prep, NYC Recording Fee and Recording Service Charge are built into above figures</i>



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DEPARTMENTAL SEARCHES	FEE (Per Search)
Air Resources (NYC Only)	\$70 <i>Note: Includes \$30 Direct Municipal Fee</i>
Bankruptcy Search	Residential- \$25 per Name/Entity Commercial- \$25 per Name/Entity
Certificate of Occupancy	NYC- \$75 Other Counties/Towns- starting at \$75 <i>Note: Base Fee. Additional Fees imposed by Municipality will be passed on to Applicant</i>
Emergency Repair	\$60
Emergency Repair Contin	\$25
ECB Search v. Premises (NYC Only)	\$50
ECB Payoff Letter Request	Starts at \$25
ECB Resolved Violations with Open Penalties (NYC Only)	\$50
Fire Department Search	\$60
Flood Search	\$75 per Lot
Fuel Permit / Oil Burner Search	\$25
Gas / Electric Violation Search (NYC Only)	TBA
Health Department Search	\$75
Highway / Sidewalk Violation Search	\$50 Copies of Sidewalk Violations- start at \$25
Housing and Building Search	NYC- \$75 Other Counties- start at \$75 Copies of Housing and Building Violations- start at \$25
Landmark Search (NYC Only)	\$75
Minor Alteration / Permit Search (NYC Only)	\$50
Patriot Search	\$25 per Name/Entity
Property Tax Exemption Search (RPIE) (NYC Only)	\$50
Real Property Income / Expense Search (NYC Only)	\$50
Rent Roll Certified	\$175
Sewer Search	Nassau County- \$100 Suffolk County- \$75



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Stop Work Order with Penalties (NYC Only)	TBA
Street Report	\$60
Zoning Search	\$80



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"STANDARD" MUNI BUNDLES RESIDENTIAL REAL PROPERTY (1-3 family only)	FEE
Manhattan, Bronx, Queens, Brooklyn and Staten Island <i>Includes: Tax, CO, H&B, ER, Street, Fire, ECB v. Property and Open Permits</i>	\$450
Nassau County <i>Includes: Tax, CO, H&B, Street, Fire</i>	\$450 + actual CO Fee, as applicable
Suffolk County <i>Includes: Tax, CO, H&B, Street, Fire, Sewer</i>	\$450 + actual CO Fee, as applicable
Westchester County <i>Includes: Tax, CO, H&B, Street, Fire. False Alarm in New Rochelle Only</i>	\$450 + actual CO Fee, as applicable
Upper Counties	\$375 <i>Includes CO Fee</i>



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"STANDARD" MUNI BUNDLES COMMERCIAL REAL PROPERTY (Includes 4 family or more, Commercial, and Vacant Land even if zoned Residential)	FEE
Manhattan, Bronx, Queens, Brooklyn and Staten Island <i>Includes: Tax, CO, H&B, ER, Street, Fire, Air, Fuel/Oil, Landmark, Highway/Sidewalk, Stop Work Order, ECB v. Property, Open Permits, Zoning. Health included upon request for no additional charge.</i>	\$600
Nassau County <i>Includes: Tax, CO, H&B, ER, Street, Fire, Air, Fuel/Oil, Landmarks, Highway/Sidewalk, Zoning</i>	\$550 + actual CO Fee, as applicable
Suffolk County <i>Includes: Tax, CO, H&B, ER, Street, Fire, Air, Fuel/Oil, Landmarks, Highway/Sidewalk, Zoning</i>	\$550 + actual CO Fee, as applicable
Westchester County <i>Includes: Tax, CO, H&B, ER, Street, Fire, Air, Fuel/Oil, Landmarks, Highway/Sidewalk, Zoning</i>	\$550 + actual CO Fee, as applicable
Upper Counties <i>Includes: Tax and 1 Contin, CO, H&B, Street, Fire, ER</i>	\$400 + actual CO Fee, as applicable



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STATE SEARCHES	FEE
Entity Documents (Cert. of Good Standing, Cert. of Incorporation, Cert. of Merger, Etc.)	NY Only- \$150 per Name Outside NY- starts at \$175 per Name
Federal Tax Lien-NY DOS	\$50 per Name State FTL and UCC- \$100 per Name
Judgment Search outside NYS	Cost + \$75
Pending Litigation Search	Cost + \$75 per Name
UCC Search-NY DOS	\$75 per Name
UCC Search-Outside NYS	Cost + \$75



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TITLE CLOSER	FEES
Closer Attendance Fees	Residential (within 5 Boroughs)- \$75 <i>Note: Includes first two (2) hours + \$50 for Each Additional Approved Hour</i> Residential (outside Boroughs)- \$50 <i>Note: Includes first two (2) hours + \$25 for Each Additional Approved Hour</i> Commercial- \$150
Adjournment Fee	\$200 when Closer has attended closing but closing is adjourned