

NY METRO SEARCH FEES & PRICING

As of June 16, 2021

***Note: Does not include recording/filing fees**

SERVICES	DESCRIPTION/NOTES	FEE
ACRIS Prep	Per set. Requires completed ACRIS request form. <div style="text-align: right;"> Insured file \$150.00 Accommodations \$200.00 NYC coop \$150.00 </div> <i>*ACRIS forms are good for 3 months before City purges. Re-do's are billed at same price.</i>	
Coop TP-584 & RPT filing in NYC	Service charge to file. <i>*NYC charges a separate \$100 filing fee (not included in service charge).</i>	\$125.00
Deposit Agreement	Per escrow. <div style="text-align: right;"> Residential (per Reg 208) \$50.00 All others \$75.00 </div>	
Recording Service Charge	Per document on insured files. <div style="text-align: right;"> Residential (per Reg 208) \$25.00 Commercial \$50.00 </div>	
Survey Inspections	Residential only (Reg 208) \$125.00 <div style="text-align: right;"> Fire Island and Shelter Island only \$375.00 Fisher's Island only \$575.00 </div>	
Water – Final Title Meter Reading in NYC	Need contact name and number at premises. <i>*NYC DEP charges a separate fee (not included in this fee).</i>	\$175.00
Westchester Prep	Per set. Requires completed PREP request form. <div style="text-align: right;"> Insured file \$150.00 Accommodations \$200.00 </div> <i>*Does not include local transfer tax forms (i.e., Yonkers, Mt. Vernon, Peekskill).</i>	

Transfer Tax Forms (excluding ACRIS & PREP)	Per set. Requires completed request form.	
	TP-584 and RP-5217 only Peconic, Yonkers, Mt. Vernon, Peekskill, Warwick, Red Hook, Erie, Columbia, New Paltz TT forms	\$250.00 Add \$100.00

NON-PREMIUM SEARCHES	DESCRIPTION/NOTES	FEE (plus sales tax)
Attorney Search	<i>Includes:</i> Last deed of record only, County judgments, FTL's, warrants, UCC's, and any other liens against grantee per last deed of record, and lis pendens, mechanic's liens, and mortgages indexed against real property. <i>*Additional charges may apply for additional lots/chains and size of abstract.</i>	\$400.00
Certificate/Abstract of Title (aka Full Title No Insurance)	<i>Includes:</i> Everything insured title report covers but no insurance to be issued. Includes tax search. Does not include municipal searches. Residential 1-4 Commercial/vacant <i>*Additional charges may apply for additional lots/chains and size of abstract.</i>	\$575.00 \$750.00
Condo Certificate/Abstract of Title with Specimen Unit Owner's Policy and Attorney General Letter	For submission with new condominium Offering Plan. <i>Includes:</i> Everything insured title report covers but no insurance to be issued. Includes tax search. Does not include municipal searches. <i>*Additional charges may apply for additional lots/chains and size of abstract.</i>	\$650.00
Certificate of Title to File C&R's (Suffolk County Health Dept)	\$5k liability Town of Brookhaven only \$25k liability	\$600.00 \$800.00
Chain of Title	40 year deed chain with copies of all deeds. <i>*Fee for excessive copies will be passed to customer.</i>	\$400.00

Cooperative Lien Search (no insurance)	<p>\$50k liability \$495.00 \$100k liability \$595.00 Richmond County only \$50k liability \$550.00 Richmond County only \$100k liability \$650.00</p>
C&R's and Easement Search	<p>Depends on nature of search. starts at \$500.00</p>
Foreclosure Search (no insurance)	<p><i>Includes: 40 year search, judgments, liens, FTL's, warrants, lis pendens, mechanic's liens, mortgages, party defendants, tax search.</i> \$575.00</p>
Mortgage Foreclosure Guarantee	<p>Per Section 24 of TIRSA Rate Manual; \$10,000 limited liability. *Requires payment up front. \$500.00</p> <p>First continuation included in fee \$200.00 each contin thereafter</p> <p>Add tax search \$50.00</p>
Judgment Search v. Name only	<p>Per name. Includes unlapsed and unsatisfied County judgments, liens, FTL's, warrants, UCC's only (no deed, no mortgages). \$150.00</p> <p><i>*Copies may be extra for common names.</i></p>
Judgment Search with Mortgages v. Name and Property	<p>Per name and/or address. Includes unlapsed and unsatisfied County judgments, liens, FTL's, warrants, lis pendens, mechanic's liens, mortgages, UCC's only (no deeds). \$350.00</p> <p><i>*Copies may be extra for common names.</i></p>
Last Deed of Record	<p>No certification of ownership, just a copy of the last deed of record against a specific block and lot.</p> <p>Locate \$75.00 If given liber/page \$50.00</p>
Lis Pendens Search	<p>Per lot. Copies included. \$125.00</p>
Map Abandonment Certificate (Suffolk only)	<p>starts at \$1,050.00</p>
Mortgage Search	<p>Minimum 40 year search of real property for unsatisfied mortgages only. *Copies may be extra. \$250.00</p>
Partition Action Search	<p>Report consists of "Necessary Parties", legal description and tax search. \$500.00</p>
Sheriff's Letter for Notice of Sale per CPLR 5236(c)	<p>Letter containing name and address of judgment debtor(s) and of every judgment creditor whose judgment/lien/mortgage was a lien on the real property to be sold as of a specific date. No taxes, no chain of title, no C&R's. \$350.00</p>

Single and Separate Search (aka Variance Search)	Up to 4 tax lots Each additional lot	\$750.00 \$150.00
Street Abandonment		starts at \$750.00
Surrogate's Search	Per name per County	\$150.00
Tax Redemption Search	10 year chain of title search. Mortgages set up only if mortgagee is redeeming real property.	\$200.00
UCC Search - County	Per name with copies. Uninsured titles only.	\$75.00
Zoning Lot Cert Exhibits	Per lot. For each additional lot after first add \$150.00. Search title, prepare exhibits & record Existing search, prepare exhibits & record Search title and prepare exhibits (no recording)	 \$1,250.00 \$750.00 \$1,000.00

"STANDARD" MUNICIPAL BUNDLES	DESCRIPTION/NOTES	FEE
<u>RESIDENTIAL REAL PROPERTY</u>		
Manhattan, Bronx, Queens, Brooklyn, and Staten Island	<i>Includes: Tax, CO, H&B, ER, Street, Fire, ECB v. Property</i>	\$375.00
Nassau	<i>Includes: Tax, CO, H&B, Street, Fire.</i>	\$300.00 plus actual CO fee
Suffolk	<i>Includes: Tax, CO, H&B, Street, Fire, Sewer</i>	\$300.00 plus actual CO fee
Westchester	<i>Includes: Tax, CO, H&B, Street, Fire; False Alarm search in New Rochelle only</i>	\$300.00 plus actual CO fee
Dutchess, Putnam, Sullivan, and Ulster	<i>Includes: Tax, CO, H&B, Street, Fire</i>	\$300.00 (includes CO fee)
Orange and Rockland	<i>Includes: Tax, CO, Street, H&B and Fire violations</i>	\$300.00 (includes CO fee)
<u>COMMERICAL REAL PROPERTY</u>		
Manhattan, Bronx, Queens, Brooklyn, and Staten Island	<i>Includes: Tax, CO, H&B, ER, Street, Fire, Air, Fuel/Oil, Landmark, Resolved ECB's, Highway/Sidewalk, Stop Work Order, ECB v. Property</i>	\$575.00

	<i>*Health search included upon request</i>	
Nassau	<i>Includes: Tax, CO, H&B, Street, Fire, ER</i>	\$550.00
Suffolk	<i>Includes: Tax, CO, H&B, Street, Fire, Sewer, ER</i>	\$550.00
Westchester	<i>Includes: Tax, CO, H&B, Street, Fire, ER; False Alarm search in New Rochelle only</i>	\$550.00
Dutchess, Putnam, Sullivan, and Ulster	<i>Includes: Tax, CO, H&B, Street, Fire, ER</i>	\$125.00 plus actual CO fee
Orange and Rockland	<i>Includes: Tax, CO, Street, H&B and Fire violations</i>	\$75 plus actual from municipality

STATE SEARCHES	DESCRIPTION/NOTES	FEE
Certificate of Good Standing (aka Certificate of Status)	Per name. NY only Outside NY	\$150.00 per name Add \$25.00 for certified copy *Expedited service available if ordered by 2 pm. Contact Company for additional cost. \$175.00 per name
Certificate of Incorporation	Per name. NY only Outside NY	\$150.00 per name Add \$10.00 for certified copy *Expedited service available if ordered by 2 pm. Contact Company for additional cost. \$175.00 per name
Certificate of Merger	Per name. NY only Outside NY	\$150.00 per name Add \$10.00 for certified copy *Expedited service available if ordered by 2 pm. Contact Company for additional cost. Contact Company for cost
Corporate Franchise Tax Search	Per name.	\$50.00

Pending Litigation	Per name.	Contact Company for cost
UCC Search – NY DOS	Per name with copies.	\$50.00 per name *Expedited service available if ordered by 2 pm. Contact Company for additional cost.
UCC Search – Outside NY	Per name with copies.	Contact Company for cost.

DISCLAIMER: All search fees are subject to NYS sales tax where applicable.