



QUICK REFERENCE GUIDE:

**MASSACHUSETTS REGISTRY OF DEEDS
FEE SCHEDULE**

<u>Document Type</u>	<u>Fees</u>
Deed	\$155
Mortgage	\$205
Mortgage Discharge	\$105
Foreclosure Deed & Affidavit	\$155
Declaration of Trust	\$255
Declaration of Homestead	\$35
Municipal Lien Certificate	\$80
Plans (per sheet)	\$105
UCC Documents	\$75
All Other Documents	\$105

Recording fees are the same for recorded land and registered land (a/k/a Land Court). However, if property consists of both recorded and registered land, a separate fee will be charged by each department.

NOTE: **Bristol North**, **Dukes**, and **Norfolk** Registries require an additional \$1.00 mailing fee for paper recordings. This fee is per document. If the document is electronically recorded, this additional fee is not charged. In **Dukes** the fee applies to both recorded and registered land filings; in **Bristol North** and **Norfolk**, the fee applies only to recorded land.

Plymouth County requires an additional \$2.00 mailing fee for recorded land paper recordings. This fee is per document. For all electronically recorded documents and registered land filings, there is a \$1.00 handling fee per document.

Massachusetts Deed Excise Tax:

\$4.56 per **\$1,000** of the sales price. Round up to the nearest \$500 increment. For example, if you're selling your home for \$200,280.00, the transfer taxes would be \$914.28 ($\$200,500 / \$1,000 \times \4.56). You will need a separate check for the recording fees and the stamps.

Note: *Barnstable County charges a total deeds excise tax of 6.48/\$1,000*

Additional Land Bank Fees:

Dukes County – Martha's Vineyard Land Bank – <http://mvlandbank.com/>

Nantucket County – Nantucket Land Bank – <https://www.nantucketlandbank.org/>