

All About Your Escrow

Who Pays What in California? Your Guide to Customary Practices in Closing Costs

Updated

COUNTY	CONTACT NUMBER	WEBSITE	ESCROW CHARGES & FEES	TITLE FEE (Owner's Policy)	COUNTY TRANSFER TAX / \$1,000	CITY TRANSFER TAX Tax per \$1000 purchase price OR percentage of purchase price
Alameda	510.272.6362	www.acgov.org	Buyer	Buyer	Seller-\$1.10 Seller/Buyer split in the city of Alameda only.	Buyer/Seller Split Alameda: \$12 Albany: \$15 *Berkeley: \$15 for purchase up to \$1.7M; \$25 over \$1.7M Emeryville: \$12 for less than \$1M; \$15 for \$1M-\$2M; \$25 over \$2M Hayward: \$8.50 Oakland: \$10.00 up to \$300,000; \$15.00 for \$300,001 to \$2M; \$17.50 over \$2M up to \$5M; \$25 over \$5M Piedmont: \$13.00 San Leandro: \$11.00 *Effective 1/1/2026
Alpine	530.694.2286	www.alpinecountyca.gov	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Amador	209.223.6468	www.amadorgov.org	Split - Buyer/Seller	Buyer	Seller-\$1.10	
Butte	530.538.7691	www.buttecounty.net	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Calaveras	209.754.6372	www.calaverasgov.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Colusa	530.458.0500	www.countyofcolusa.org	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Contra Costa	925.335.7900	www.contracosta.ca.gov	Buyer	Buyer	Seller-\$1.10	Buyer/Seller Split Richmond (% of purchase price): \$100 to \$999,999: 0.7% \$1,000,000 to \$2,999,999: 1.25% \$3,000,000 to \$9,999,999: 2.5% \$10,000,000 and above: 3% El Cerrito: \$12.00 per \$1,000
Del Norte	707.464.7213	www.co.del-norte.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
El Dorado	530.621.5490	www.edcgov.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Fresno	559.600.3471	www.co.fresno.ca.us	Split - Buyer/Seller	Seller	Seller-\$1.10	
Glenn	530.934.6412	www.countyofglenn.net	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Humboldt	707.445.7593	www.co.humboldt.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Imperial	760.482.4272	www.co.imperial.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Inyo	760.878.0222	www.inyocounty.us	Split - Buyer/Seller	Seller	Seller-\$1.10	
Kern	661.868.6448	www.co.kern.ca.us	Split - Buyer/Seller	Seller	Seller-\$1.10	
Kings	559.582.3211	www.countyofkings.com	Split - Buyer/Seller	Seller	Seller-\$1.10	
Lake	707.263.2293	www.co.lake.ca.us	Buyer	Buyer	Seller-\$1.10	
Lassen	530.251.8234	www.lassencounty.org	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Los Angeles	562.462.2125	www.lacounty.gov	Split - Buyer/Seller	Seller	Seller-\$1.10	Seller Pays - Culver City: 0.45% under \$1.5M; 1.5% for \$1.5M to \$2,999,999; 3% for \$3M to \$9,999,999; 4% for \$10M+ *Los Angeles: \$2.25 for each \$500 or fraction thereof; AND EITHER 4% of the total transaction value of sales above \$5.3M but less than \$10,600,000; OR 5.5% of the total transaction value of sales at or above \$10,600,000 Pomona: \$2.20/\$1,000 Redondo Beach: \$2.20/\$1,000 Santa Monica: \$3/\$1000 up to \$4,999,999; \$6/\$1000 for over \$5M to \$8M; \$56/\$1,000 over \$8M; *Effective 7/1/2025
Madera	559.675.7724	www.madera-county.com	Split - Buyer/Seller	Split: Chowchilla & Mountain Area Seller: Valley Areas	Seller-\$1.10	
Marin	415.499.6092	www.marincounty.org	Buyer	Buyer	Seller-\$1.10	Seller pays - San Rafael: \$2.00/\$1,000
Mariposa	209.966.2332	www.mariposacounty.org	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Mendocino	707.463.4376	www.mendocinocounty.org	Buyer	Buyer	Seller-\$1.10	
Merced	209.385.7627	www.co.merced.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	

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COUNTY	CONTACT NUMBER	WEBSITE	ESCROW CHARGES & FEES	TITLE FEE (Owner's Policy)	COUNTY TRANSFER TAX/\$1,000	CITY TRANSFER TAX Per \$1,000 Property Value
Modoc	530.233.6205	www.co.modoc.ca.us	Split - Buyer/Seller	Seller	Seller-\$1.10	
Mono	760.932.5530	www.monocounty.ca.gov	Split - Buyer/Seller	Seller	Seller-\$1.10	
Monterey	831.755.5041	www.co.monterey.ca.us	Seller	Split - Salinas Seller - Monterey Peninsula	Seller-\$1.10	
Napa	707.253.4247	www.countyofnapa.org	Buyer	Buyer	Seller-\$1.10	
Nevada	530.265.1221	www.mynevadacounty.com	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Orange	714.834.2887	www.ocgov.com	Split - Buyer/Seller	Seller	Seller-\$1.10	
Placer	530.886.5600	www.placer.ca.gov	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Plumas	530.283.6218	www.countyofplumas.com	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Riverside	800.696.9144	https://rivco.org	Split - Buyer/Seller	Seller	Seller-\$1.10	Seller Pays - Riverside City : \$1.10/\$1,000
Sacramento	800.313.7133	www.saccounty.gov	Split - Buyer/Seller	Seller	Seller-\$1.10	Buyer/Seller Split Sacramento : \$2.75/\$1,000
San Benito	831.636.4016	www.cosb.us	Seller	Seller	Seller-\$1.10	
San Bernardino	855.732.2575	www.sbcounty.gov	Split - Buyer/Seller	Seller	Seller-\$1.10	
San Diego	619.238.8158	www.sandiegocounty.gov	Split - Buyer/Seller	Seller	Seller-\$1.10	
San Francisco	415.554.5596	https://sfassessor.org	Buyer	Buyer	Seller pays - city & county same	\$5.00 for less than \$250,000 \$6.80 from \$250,001 to \$999,999 \$7.50 from \$1,000,000 to 4,999,999 \$22.50 from \$5,000,000 to 9,999,999 \$55.00 from \$10,000,000 to \$24,999,999 \$60.00 from \$25,000,000 and above
San Joaquin	209.468.3939	www.sjgov.org	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
San Luis Obispo	805.781.5080	www.slocounty.ca.gov	Split - Buyer/Seller	Seller	Seller-\$1.10	
San Mateo	650.363.4500	www.smcgov.org	Buyer	Buyer	Seller-\$1.10	Buyer/ Seller Split San Mateo : \$5.00/\$1,000 under \$10M; \$15/\$1,000 for sales over \$10M Hillsborough : \$0.30/\$1,000
Santa Barbara	805.568.2250	www.countyofsb.org	Split - Buyer/Seller	Seller	Seller-\$1.10	
Santa Clara	408.299.5688	www.sccgov.org	Seller	Seller	Seller-\$1.10	Buyer/Seller Split Mountain View : \$3.30/ \$1,000 Palo Alto : \$3.30/ \$1,000 City of San Jose : \$3.30/ \$1,000 PLUS Additional Measure E Tax : Under \$2,300,000 - No additional tax* \$2,300,000 to \$5,000,000 - 0.75% \$5,000,001 to \$10,000,000 - 1.00% Over \$10,000,001 - 1.50% <i>*Increased threshold effective 7/1/2025</i>
Santa Cruz	831.454.2800	www.co.santa-cruz.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Shasta	530.225.5671	www.shastacounty.gov	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Sierra	530.289.3295	www.sierracounty.ca.gov	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Siskiyou	530.842.8065	www.co.siskiyou.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Solano	707.784.6290	www.solanocounty.com	Buyer	Buyer	Seller-\$1.10	Seller Pays - Vallejo : \$3.30/ \$1,000
Sonoma	707.565.2651	https://sonomacounty.ca.gov	Buyer	Buyer	Seller-\$1.10	Seller Pays Petaluma : \$2.00/\$1,000 Santa Rosa : \$2.00/ \$1,000
Stanislaus	209.525.5250	www.stancounty.com	Split - Buyer/Seller	Seller Pays (Except Turlock 50/50)	Seller-\$1.10	
Sutter	530.8227134	www.suttercounty.org	Seller	Seller	Seller-\$1.10	
Tehama	530.527.3350	www.co.tehama.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Trinity	530.623.1215	www.trinitycounty.org	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Tulare	559.636.5050	www.tularecounty.ca.gov	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Tuolumne	209.533.5531	www.tuolumnecounty.ca.gov	Split - Buyer/Seller	Split - Buyer/Seller	Seller-\$1.10	
Ventura	805.654.3665	www.ventura.org	Split - Buyer/Seller	Seller	Seller-\$1.10	
Yolo	530.666.8130	www.yolocounty.org	Buyer - Davis Seller - all other	Buyer - Davis Seller - all other	Seller-\$1.10	Seller Pays - Woodland : \$1.10/\$1,000
Yuba	530.749.7850	www.yuba.org	Seller	Seller	Seller-\$1.10	