Fidelity National Title

All About Your Escrow

Updated

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

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 $5.4M but less than $10,900,000; OR 5.5% of the total transaction value of sales at or above $10,900,000 **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 6/30/2026*
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
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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Continued on page 2. Please see the following page for additional county information. Revised 7/23/2026.

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Who pays what in California

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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	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
Sacramento	800.313.7133	www.saccounty.gov	Split - Buyer/Seller	Seller	Seller-$1.10	Buyer/Seller Split-**Sacramento:** $2.75
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://sfassesor.org	Buyer	Buyer	Seller pays - city & county same	Seller Pays-$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 under $10M; $15 over $10M | **Hillsborough:** $0.30
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*** 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% **Effective 7/1/2025 via Measure E*
Santa Cruz	831.454.2800	www.co.santa-cruz.ca.us	Split - Buyer/Seller	Split - Buyer/Seller	Seller-$1.10	Buyer/Seller Split: **City of Santa Cruz***: Under $1.8 Million: No new city tax. 0.5% on the portion between $1.8M - $2.5M 1.0% on the portion between $2.5M - $3.5M 1.5% on the portion between $3.5M - $4.5M 2.0% on any amount over $4.5M (capped at $200,000 per transaction) **Effective 7/1/2026 via Measure C*
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 | **Santa Rosa:** $2.00
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
Yuba	530.749.7850	www.yuba.org	Seller	Seller	Seller-$1.10	

All listed closing costs are reflective of customary practices within the State of California. All items are subject to individual contractual negotiation and change without notice.
This information is presented for reference only and is deemed reliable but is not guaranteed. Revised 7/23/2026.