

Northern California Closing Costs

COUNTY	ESCROW CHARGES	TITLE FEES (OWNER'S POLICY)	COUNTY TRANSFER TAX AMOUNT/\$1000	CITY TRANSFER TAX AMOUNT/\$1000
Alameda	Buyer Pay	Buyer Pay	Seller Pays 1.10 (except City of Alameda Buyer-Seller split 50/50)	Buyer-Seller split 50/50 Alameda - \$12.00 Albany - \$11.50 Berkeley - \$15.00 Hayward - \$4.50 Oakland - \$15.00 Piedmont - \$13.00 San Leandro - \$6.00
Contra Costa	Buyer Pay	Buyer Pay	Seller Pay - \$1.10	Buyer-Seller Split 50/50 Richmond - \$7.00 San Pablo - \$7.00
El Dorado	Buyer-Seller split 50/50	Buyer-Seller Split 50/50	Seller Pay \$1.10	None
Fresno	Buyer-Seller split 50/50	Seller Pay	Seller Pay \$1.10	None
Madera	Buyer-Seller split 50/50	Seller pays in Valley area; Buyer-Seller split 50/50 in Mountain Area	Seller Pay \$1.10	None
Marin	Buyer Pay	Buyer Pay	Seller Pay \$1.10	None
Mendocino	Buyer Pay	Buyer Pay	Seller Pay \$1.10	None
Merced	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pay \$1.10	None
Monterey	Seller Pay	Seller Pay	Seller Pay \$1.10	None
Napa	Buyer Pay	Buyer Pay	Seller Pay \$1.10	None
Nevada	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pay \$1.10	None
Placer	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pay \$1.10	None
Sacramento	Buyer-Seller split 50/50	Seller Pay	Seller Pay \$1.10	Buyer-Seller split 50/50 Sacramento - \$2.75
San Francisco	Buyer Pay	Buyer Pay	Seller Pays \$1.10	Seller Pay: \$100K-\$250K - \$5.00 \$250K - \$999K - \$6.80 \$1,000,000 - up - \$7.50
San Joaquin	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pays \$1.10	None
San Mateo	Buyer Pay	Buyer Pay	Seller Pays \$1.10	Buyer-Seller split 50/50 San Mateo - \$5.00
Santa Clara	Seller Pay	Seller Pay	Seller Pays \$1.10	Buyer-Seller split 50/50 Palo Alto - \$3.30 Mountain View - \$3.30 San Jose - \$3.30
Santa Cruz	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pays \$1.10	None
Shasta	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pays \$1.10	None
Solano	Buyer Pay	Buyer Pay	Seller Pays \$1.10	Seller Pay Vallejo - \$3.30
Sonoma	Buyer Pay	Buyer Pay	Seller Pays \$1.10	Seller Pay Cloverdale - \$1.10 Cotati - \$1.90 Petaluma - \$2.00 Rohnert Park - \$1.10 Santa Rosa - \$2.00 Sebastopol - \$2.00
Stanislaus	Buyer-Seller split 50/50	Seller Pay	Seller Pays \$1.10	None
Tehama	Buyer-Seller split 50/50 in Woodland; Buyer Pays in Davis	Buyer-Seller split 50/50	Seller Pays \$1.10	None
Trinity	Buyer-Seller split 50/50	Buyer-Seller split 50/50	Seller Pays \$1.10	None
Yolo	Buyer-Seller split 50/50	Seller Pays in Woodland; Buyer Pays in Davis	Seller Pays \$1.10	None

Closing costs are allocated between buyer and seller on the basis of tradition, but are subject to negotiation in the sale of real property.