



NEW YORK STATE TRANSFER TAX

RESIDENTIAL (Including 1-3 Family Residential Dwelling, Single Unit Co-Op or Single Unit Condo) \$2.00 per \$500 of Purchase Price (NYC Only) \$3,000,000 and more: .65%	COMMERCIAL Same as Residential; (NYC Only) \$2,000,000 and more: .65%
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REAL PROPERTY TRANSFER TAX

A) Yonkers (Westchester County)	RESIDENTIAL 1.5%	COMMERCIAL Same as Residential
B) Mt. Vernon* & Peekskill (Westchester County) <small>*An exemption is allowed on the first \$100,000 of consideration.</small>	RESIDENTIAL 1%	COMMERCIAL Same as Residential
C) Peconic Bay Transfer Tax (Suffolk County)	RESIDENTIAL (For contracts entered into on & after 4/1/23)	COMMERCIAL Same as Residential

	Improved	Unimproved	Exemption Cap*	Rate
East Hampton	\$400,000	\$100,000	\$2,000,000.00	2.5%
Shelter Island	\$400,000	\$100,000	\$2,000,000.00	2.5%
Southampton	\$400,000	\$100,000	\$2,000,000.00	2.5%
Southold	\$200,000	\$75,000	\$2,000,000.00	2.5%
Riverhead	\$150,000	\$75,000	None	2.0%

* No Exemption on conveyances equal to or greater than Exemption Cap. * Additional exemptions available for qualifying first time homebuyers.

D) City of New York	RESIDENTIAL \$499,999.99 and less: 1% \$500,000 and more: 1.425%	COMMERCIAL \$499,999.99 and less: 1.425% \$500,000 and more: 2.625%
E) Town of Red Hook (Dutchess County) <small>An exemption is allowed of an amount equal to the median sales price of residential property in the County of Dutchess. Said median price will be determined each June.</small>	RESIDENTIAL 2% (Paid by the Purchaser)	COMMERCIAL Same as Residential
F) Town of Warwick (Orange County) <small>An exemption is allowed on the first \$100,000 of consideration for improved and the first \$50,000 for unimproved property.</small>	RESIDENTIAL .75% (Paid by the Purchaser)	COMMERCIAL Same as Residential
G) Ulster County Town of Gardiner (as of 2/1/2023) Town of Marbletown (as of 1/1/2023) Town or Village of New Paltz (as of 2/1/2023)	RESIDENTIAL 1.25%* 1.00%* 1.50%*	COMMERCIAL Same as Residential

*(i) Tax is paid by the buyer, (ii) An exemption is allowed in excess of the current median property value of Ulster County (adjusted yearly); (iii) Additional recording fee accompanies the transfer tax form.

MANSSION TAX (PURCHASE PRICE OVER \$ 1,000,000)

RESIDENTIAL 1% Paid by the Purchaser (outside of NYC) In NYC, amount determined by purchase price as follows: \$1,000,000 - \$1,999,999: 1% \$2,000,000 - \$2,999,999: 1.25% \$3,000,000 - \$4,999,999: 1.5% \$5,000,000 - \$9,999,999: 2.25% \$10,000,000 - \$14,999,999: 3.25% \$15,000,000 - \$19,999,999: 3.5% \$20,000,000 - \$24,999,999: 3.75% \$25,000,000 and more: 3.9%	COMMERCIAL N/A
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