




For Deeds recorded from Dec. 17, 2010 to Dec. 26, 2016



These calculations are for estimating Transfer Tax effective December 17, 2010. See backside for latest rates
 For transfer tax estimates on deeds prior to that date please contact your ORT Escrow Officer

HOW TO CALCULATE THE TRANSFER TAX

Divide purchase price by 1,000 and multiply by appropriate tax amount in the chart below

Example:

Price: \$1,500,000 divided by 1000 = 1,500, multiplied by \$7.50 = \$11,250

Select Purchase Price Range	Divide Purchase Price by 1000	Multiply by	Total Transfer Tax Due
\$0 - \$250,000		\$ 5.00	
\$250,001 - \$999,999		\$ 6.80	
\$1,000,000 - \$4,999,999		\$ 7.50	
\$5,000,000 - \$9,999,999		\$ 20.00	
\$10,000,000 or more		\$ 25.00	

No Hidden Transfer Tax in 2015

Effective January 1, 2015 AB 1888 requires the amount of tax due and the location of the property to show on the face of the transfer document on all properties thus making it easier to calculate the transfer value.

HOW TO CALCULATE THE SALES PRICE FROM THE TRANSFER TAX*

Locate the transfer tax range and divide by the appropriate number in the chart below and multiply by 1,000

Example:

Transfer tax is: \$15,000 divided by 7.50 = 2,000, multiplied by 1000 = \$2,000,000

Purchase Price Range	If the Transfer Tax as it appears on the Grant Deed is in this range	Then Divide by this number	Multiply by 1000	This is the estimate purchase price
\$0 - \$250,000	\$0 - \$1,250	\$ 5.00		
\$250,001 - \$999,999	\$1,700 - \$6,800	\$ 6.80		
\$1,000,000 - \$4,999,999	\$7,500 - \$37,500	\$ 7.50		
\$5,000,000 - \$9,999,999	\$100,000 - \$200,000	\$ 20.00		
\$10,000,000 or more	\$250,000 or more	\$ 25.00		

*NOTE: Review the grant deed to clarify whether it is a full or partial interest sale

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No Hidden Transfer Tax in 2015



Effective January 1, 2015 AB 1888 requires the amount of tax due and the location of the property to show on the face of the document on all properties.

The people of the State of California do enact as follows:

SECTION 1. Section 11932 of the Revenue and Taxation Code is amended to read:

11932. If a county has imposed a tax pursuant to this part, every document subject to tax that is submitted for recordation shall show on the face of the document the amount of tax due and the incorporated or unincorporated location of the lands, tenements, or other realty described in the document.

SEC. 2. Section 11933 of the Revenue and Taxation Code is amended to read:

11933. If a county has imposed a tax pursuant to this part, the recorder shall not record any deed, instrument, or writing subject to the tax imposed pursuant to this part, unless the tax is paid at the time of recording. A declaration of the amount of tax due, signed by the party determining the tax or his or her agent, shall appear on the face of the document in compliance with Section 11932, and the recorder may rely on that declaration if the recorder has no reason to believe that the full amount of the tax due has not been paid. The declaration shall include a statement that the consideration or value on which the tax due was computed either was, or was not, exclusive of the value of a lien or encumbrance remaining on the interest or property conveyed at the time of sale. Failure to collect the tax due shall not affect the constructive notice otherwise imparted by recording a deed, instrument, or writing.

http://www.leginfo.ca.gov/pub/13-14/bill/asm/ab_1851-1900/ab_1888_bill_20140604_chaptered.pdf

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