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TRANSFER TAX: (PURCHASE PRICE)

NEW YORK STATE TRANSFER TAX

As of November 1, 2008

RESIDENTIAL
 (including 1,2,3 Family Residential Dwelling, Single Unit Co-op or Single Unit Condo)
 \$2.00 per \$500 of purchase price

COMMERCIAL
 Same as Residential

REAL PROPERTY TRANSFER TAX

A) Yonkers

RESIDENTIAL
 1.5%

COMMERCIAL
 Same as Residential

B) Mount Vernon

RESIDENTIAL
 1%

COMMERCIAL
 Same as Residential

An exemption is allowed on the first \$100,000 of consideration.

C) Peconic Bay Transfer Tax (Suffolk County)

RESIDENTIAL
 2% (Paid by the Purchaser)

COMMERCIAL
 Same as Residential

Shelter Island, South Hampton and East Hampton: An exemption is allowed on the first \$250,000 for improved property and \$100,000 for unimproved property. Southold and Riverhead: \$150,000 for improved property and \$75,000 for unimproved property. Additional exemption available for qualifying first time homebuyers.

D) NYC

RESIDENTIAL 1-3 FAMILY
 \$500,000 and less: 1%
 \$500,000.01 and more: 1.425%

COMMERCIAL
 \$500,000 and less: 1.425%
 \$500,000.01 and more: 2.625%

E) Town of Red Hook (Dutchess County)

RESIDENTIAL
 2% (Paid by the Purchaser)

COMMERCIAL
 Same as Residential

An exemption is allowed if an amount equal to the median sales price of residential property in the County of Dutchess. Said median price will be determined each June. The median sales price effective until June of 2008 is \$330,000.00

F) Town of Warwick (Orange County)

RESIDENTIAL
 .75% (Paid by the Purchaser)

COMMERCIAL
 Same as Residential

An exemption is allowed on the first \$100,000 of consideration for improved property and the first \$50,000 unimproved property.

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

RESIDENTIAL

COMMERCIAL