

NEW YORK STATE TRANSFER TAX

<p>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%</p>	<p>COMMERCIAL Same as Residential; (NYC Only) \$2,000,000 and more: .65%</p>
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REAL PROPERTY TRANSFER TAX

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

	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.

<p>D) City of New York</p>	<p>RESIDENTIAL \$499,999.99 and less: 1% \$500,000 and more: 1.425%</p>	<p>COMMERCIAL \$499,999.99 and less: 1.425% \$500,000 and more: 2.625%</p>
<p>E) Town of Red Hook (Dutchess County) 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.</p>	<p>RESIDENTIAL 2% (Paid by the Purchaser)</p>	<p>COMMERCIAL Same as Residential</p>
<p>F) Town of Warwick (Orange County) An exemption is allowed on the first \$100,000 of consideration for improved and the first \$50,000 for unimproved property.</p>	<p>RESIDENTIAL .75% (Paid by the Purchaser)</p>	<p>COMMERCIAL Same as Residential</p>
<p>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)</p>	<p>RESIDENTIAL 1.25%* 1.00%* 1.50%*</p>	<p>COMMERCIAL Same as Residential</p>

*(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)

<p>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%</p>	<p>COMMERCIAL N/A</p>
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