

Customary Allocation of Closing Costs



County	Escrow Charges	Title Fees (Owner's Policy)	County Transfer Tax (Per Thousand Unless Stated Otherwise)		City Transfer Tax (Per Thousand Unless Stated Otherwise)	
Alameda	Buyer Pays	Buyer Pays	Seller Pays (Except in the city of Alameda - 50/50)	\$ 1.10	50/50* Alameda \$ 12.00 Albany \$ 11.50 Berkeley \$ 15.00 Emeryville \$ 12.00 Hayward \$ 4.50 Oakland \$ 15.00 Piedmont \$ 13.00 San Leandro \$ 6.00	
Alpine (Calaveras Side)	50/50	50/50	Seller pays	\$ 1.10	None	
Alpine (El Dorado Side)	50/50	Buyer Pays	Seller pays	\$ 1.10	None	
Amador	50/50	Buyer Pays	50/50	\$ 1.10	None	
Butte (Chico, Oroville)	50/50	50/50	Seller pays	\$ 1.10	None	
Butte (Paradise)	50/50	50/50	Seller pays	\$ 1.10	None	
Calaveras (Bear Valley)	50/50	Buyer Pays	Seller pays	\$ 1.10	None	
Calaveras (San Andreas)	50/50	50/50	Seller pays	\$ 1.10	None	
Colusa	50/50	50/50	Seller pays	\$ 1.10	None	
Contra Costa	Buyer Pays	Buyer Pays	Seller pays	\$ 1.10	50/50 Richmond \$ 7.00	
Del Norte	Seller Pays or Split	Seller Pays or Split	Seller pays	\$ 1.10	None	
El Dorado	50/50	50/50	Seller pays	\$ 1.10	None	
Fresno	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Glenn	50/50	50/50	Seller pays	\$ 1.10	None	
Humboldt	50/50	50/50	50/50	\$ 1.10	None	
Imperial	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Inyo	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Kern	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Kings	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Lake	Buyer Pays	Buyer Pays	Seller pays	\$ 1.10	None	
Lassen	50/50	50/50	Seller pays	\$ 1.10	None	
Los Angeles	50/50	Seller Pays	Seller Pays	\$ 1.10	Seller Pays: Culver City \$ 4.50 Los Angeles \$ 4.50 Pomona \$ 2.20 Redondo Beach \$ 2.20 Santa Monica \$ 3.00	
Madera	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Marin	Buyer Pays	Buyer Pays	Seller pays	\$ 1.10	Seller Pays: San Rafael \$ 2.00	
Mariposa	50/50	50/50	Seller pays	\$ 1.10	None	
Mendocino	Buyer Pays	Buyer Pays	Seller pays	\$ 1.10	None	
Merced	50/50	50/50	Seller pays	\$ 1.10	None	
Modoc	50/50	50/50	Seller pays	\$ 1.10	None	
Mono	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Monterey (Salinas)	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Monterey (Peninsula)	Seller Pays	50/50	Seller pays	\$ 1.10	None	
Napa	Buyer Pays	Buyer Pays	Seller pays	\$ 1.10	None	
Nevada	50/50	50/50	Seller pays	\$ 1.10	None	
Orange	50/50	Seller Pays Owners Buyer Pays Lenders	Seller pays	\$ 1.10	None	
Placer	50/50	Seller Pays	Seller pays	\$ 1.10	None	
Plumas	50/50	50/50	Seller pays	\$ 1.10	None	
Riverside	50/50	Seller Pays	Seller pays	\$ 1.10	Seller Pays: City of Riverside: \$ 1.10	
Sacramento	Seller Pays	Seller Pays	Seller Pays	\$ 1.10	50/50 Sacramento \$ 2.75	
San Benito	Seller Pays	Seller Pays	Seller Pays	\$ 1.10	None	
San Bernardino	50/50	Seller Pays	Seller Pays	\$ 1.10	None	
San Diego	50/50	Seller Pays Owners Buyer Pays Lenders	Seller Pays	\$ 1.10	None	
San Francisco	Buyer Pays	Buyer Pays	Seller Pays \$0 - \$250,000 \$ 5.00 \$250,001 - \$1 Mil \$ 6.80 \$1,000,001 - \$5 Mil \$ 7.50 \$5,000,001 - \$10 Mil \$ 20.00 \$10,000,001 and up \$ 25.00		Included with County Transfer Tax	

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San Joaquín	50/50	50/50	Seller Pays	\$ 1.10	None	
San Luis Obispo	50/50	Seller Pays or split	Seller Pays	\$ 1.10	None	
San Mateo	Buyer Pays	Buyer Pays	Seller Pays	\$ 1.10	50/50 San Mateo	\$ 5.00
Santa Barbara	50/50	Seller Pays	Seller Pays	\$ 1.10	None	
Santa Clara	Seller Pays	Seller Pays	Seller Pays	\$ 1.10	50/50 Mountain View Palo Alto San José	\$ 3.30 \$ 3.30 \$ 3.30
Santa Cruz	50/50	50/50	Seller Pays	\$ 1.10	None	
Shasta	50/50	50/50	Seller Pays	\$ 1.10	None	
Sierra	50/50	Seller Pays	Seller Pays	\$ 1.10	None	
Siskiyou	50/50	50/50	Seller Pays	\$ 1.10	None	
Solano	Buyer Pays	Buyer Pays	Seller Pays	\$ 1.10	Seller Pays: Vallejo	\$ 3.30
Sonoma	Buyer Pays	Buyer Pays	Seller Pays Cloverdale Cotati Healdsburg Petaluma Rohnert Park Santa Rosa Sebastopol Sonoma Windsor Unincorporated Area	\$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10 \$ 1.10	Seller Pays: Petaluma Santa Rosa Unincorporated Area	\$ 2.00 \$ 2.00 n/a
Stanislaus	50/50	50/50	Seller Pays	\$ 1.10	None	
Turlock	50/50	50/50	Seller Pays	\$ 1.10	None	
Modesto (City)	50/50	Seller Pays or as negotiated	Seller Pays	\$ 1.10	None	
Patterson (City)	50/50	50/50 or as negotiated	Seller Pays	\$ 1.10	None	
Sutter	Seller Pays	Seller Pays	Seller Pays	\$ 1.10	None	
Tehama	50/50	50/50	Seller Pays	\$ 1.10	None	
Trinity	50/50	50/50	Seller Pays	\$ 1.10	None	
Tulare	50/50	Seller Pays	Seller Pays	\$ 1.10	None	
Tuolumne	50/50	50/50	Seller Pays	\$ 1.10	None	
Ventura	50/50	Seller Pays	Seller Pays	\$ 1.10	None	
Yolo (Davis)	50/50	50/50	Seller Pays	\$ 1.10	None	
Yolo (Woodland)	50/50	Seller Pays	Seller/Buyer negotiated	\$ 1.10	Seller/Buyer negotiated	\$ 2.20
Yuba	Seller Pays	Seller Pays	Seller Pays	\$ 1.10	None	