

## **Transfer Taxes and Deed Stamps**

### **NYS Real Estate Transfer Tax (TP-584)**

- \$2 per \$500 of the purchase price or fraction thereof paid by the seller, except purchase from a sponsor.  
Example: \$800,000 purchase price = \$3,200 transfer tax.
- Mansion Tax 1% of sales price on all 1, 2, 3 family dwelling with a sales price of \$1,000,000 or more payable by Grantee (Grantor pays if Grantee is exempt).
- When Filing TP-584 for CO-OP's please mail to:  
Department of Taxation and Finance  
Miscellaneous Tax InSourcing Unit  
WA Harriman Campus, Building 8  
Room 600  
Albany, NY 12228

### **NYC Real Property Transfer Tax (NYC RPT)**

- 1% for 1-2-3 Family Residential, Co-op or Condo unit with a purchase price of \$500,000 or less.
- 1.425% for 1-2-3 Family Residential, Co-op or Condo unit with a purchase price greater than \$500,000.
- 1.425% for all other properties with a purchase price of \$500,000 or less.
- 2.625% for all other properties with a purchase price greater than \$500,000.  
No tax if sales price is less than \$25,000.

### **Yonkers Transfer Tax (RPT)**

- 1.5% of purchase price paid by Grantor.  
No tax if sales price \$25,000 or less.

### **Mount Vernon Transfer Tax**

- 1% of purchase price less \$100,000 exclusion, paid by Grantor.  
No tax if sales price is \$100,000 or less.

### **Peconic Bay Transfer Tax**

- 2% tax less exclusion of \$250,000 if improved, \$100,000 if unimproved, tax paid by Grantee.  
These exclusions apply in the following towns: East Hampton, Southampton & Shelter Island.
- 2% tax less exclusion of \$150,000 if improved, \$75,000 if unimproved; tax paid by Grantee.

These exclusions apply to the following towns: Riverhead & Southold.  
All other towns not mentioned above are exempt.