

## New York Mortgage Tax Rates

### New York City

| <b>Residential</b>  | <b>Commercial (not 1, 2, 3 family or condo)</b>  |
|---|--|
| <b>Loan amount less than \$500,000</b> <span style="float: right;"><b>2.05%</b></span><br>The borrower pays 1.80% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.*<br>The lender pays .25% if the property is a 1-6 family. | <b>Loan amount less than \$500,000</b> <span style="float: right;"><b>2.05%</b></span><br>The borrower pays the entire amount. |
| <b>\$500,000 and more</b> <span style="float: right;"><b>2.175%</b></span><br>The borrower pays 1.925% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.*<br>The lender pays .25% if the property is a 1-6 family.            | <b>\$500,000 and more</b> <span style="float: right;"><b>2.80%</b></span><br>The borrower pays the entire amount.              |

### Orange, Putnam, Dutchess, Nassau and Suffolk

| <b>Residential</b>   | <b>Commercial</b>                                    |
|--|--|
| <b>1.05%</b><br>The borrower pays .80% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.*<br>The lender pays .25% if the property is a 1-6 family. | <b>1.05%</b><br>The borrower pays the entire amount. |

### Rockland

| <b>Residential</b>  | <b>Commercial</b>                                    |
|---|--|
| <b>1.30%</b><br>The borrower pays 1.05% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.*<br>The lender pays .25% if the property is a 1-6 family. | <b>1.30%</b><br>The borrower pays the entire amount. |

### Westchester (except Yonkers)

| <b>Residential</b>  | <b>Commercial</b>                                    |
|---|--|
| <b>1.30%</b><br>The borrower pays 1.05% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.*<br>The lender pays .25% if the property is a 1-6 family. | <b>1.30%</b><br>The borrower pays the entire amount. |

### Yonkers

| <b>Residential</b>  | <b>Commercial</b>                                    |
|---|--|
| <b>1.80%</b><br>The borrower pays 1.55% minus \$30.00 if the property is 1-2 family and the loan is \$10,000 or more.*<br>The lender pays .25% if the property is a 1-6 family. | <b>1.80%</b><br>The borrower pays the entire amount. |

\* For mortgages less than \$10,000, the mortgage tax is less than the regular applicable rate.. Contact Office for calculations  
 A .25% exemption is permitted pursuant to Sec. 253 of the Tax Law for transactions involving 1-6 family dwellings where the lender is a natural person. This exemption does not apply to vacant land.