

## Section 7 - Recordation and Transfer Taxes

A “recordation tax” is imposed upon defined instruments of writing conveying title to real or personal property or creating liens or encumbrances upon real or personal property offered for record. This is recorded with the Clerks of Circuit Courts or, in the case of Baltimore City, the Clerk of the Superior Court.

The recordation tax rate is imposed on each \$500 of the value of the transaction being recorded. Baltimore and Howard Counties impose the lowest recordation tax rate of \$2.50. The highest rate imposed is \$6.60 in Harford, followed by \$6.00 in Frederick and Talbot Counties, followed by Baltimore City, Calvert, Caroline, Carroll, Charles, and Dorchester Counties at \$5.00.

**Table 7.1** lists the recordation tax rates each subdivision levied for the period FY 2013 through FY 2017. The revenues generated in each county by the recordation tax rates are shown for each year, including an estimate for FY 2016 and a projected FY 2017. The increases (or decreases) in recordation tax revenue between the last two fiscal years are also highlighted.

**Table 7.2** shows the subdivisions that impose local transfer taxes, the various rates, and the amounts of revenue generated in Fiscal Years 2013 through 2017 by subdivision.

Nineteen counties, including Baltimore City, exercise their authority to levy a transfer tax on real property transactions. This is a local levy in addition to the State’s 0.5% transfer tax rate. The local rates are imposed as a percentage of each property transaction’s total value.

**TABLE 7.1**  
**RECORDATION TAX RATES AND YIELDS**  
**FISCAL YEARS 2013 THROUGH 2017**

*Recordation Tax rates shown are per \$500 of consideration*

SUBDIVISION	Actual FY 2013	Actual FY 2014	Actual FY 2015	Estimated FY 2016	Projected FY 2017	Change In Yield 16-17	
						Amount	Percent
ALLEGANY	\$3.50 500,767	\$3.50 1,643,304	\$3.50 1,031,559	\$3.50 1,250,000	\$3.50 1,100,000	(150,000)	-12.00%
ANNE ARUNDEL	\$3.50 42,040,038	\$3.50 38,552,477	\$3.50 42,870,526	\$3.50 40,000,000	\$3.50 47,000,000	7,000,000	17.50%
BALTIMORE CITY	\$5.00 28,424,774	\$5.00 37,777,174	\$5.00 34,111,424	\$5.00 29,054,000	\$5.00 35,634,000	6,580,000	22.65%
BALTIMORE COUNTY	\$2.50 30,578,527	\$2.50 26,429,148	\$2.50 28,446,146	\$2.50 35,000,000	\$2.50 36,500,000	1,500,000	4.29%
CALVERT	\$5.00 5,909,376	\$5.00 6,170,922	\$5.00 6,308,065	\$5.00 6,300,000	\$5.00 6,426,000	126,000	2.00%
CAROLINE	\$5.00 1,301,909	\$5.00 1,104,166	\$5.00 1,662,328	\$5.00 1,200,000	\$5.00 1,400,000	200,000	16.67%
CARROLL	\$5.00 10,021,395	\$5.00 10,576,850	\$5.00 11,888,637	\$5.00 12,600,000	\$5.00 13,500,000	900,000	7.14%
CECIL	\$4.10 5,535,807	\$4.10 4,617,831	\$4.10 5,204,845	\$4.10 5,000,000	\$4.10 5,000,000	0	0.00%
CHARLES	\$5.00 11,104,089	\$5.00 11,094,837	\$5.00 16,918,007	\$5.00 11,300,000	\$5.00 11,300,000	0	0.00%
DORCHESTER	\$5.00 1,434,291	\$5.00 1,222,975	\$5.00 1,262,253	\$5.00 1,600,000	\$5.00 1,600,000	0	0.00%
FREDERICK	\$6.00 24,339,679	\$6.00 24,174,915	\$6.00 25,906,397	\$6.00 24,397,097	\$6.00 28,556,714	4,159,617	17.05%
GARRETT	\$3.50 2,386,470	\$3.50 1,694,481	\$3.50 1,807,149	\$3.50 1,500,000	\$3.50 1,500,000	0	0.00%
HARFORD	\$3.30 10,699,395	\$3.30 10,607,920	\$3.30 13,048,109	\$6.60 10,500,000	\$6.60 12,450,000	1,950,000	18.57%
HOWARD	\$2.50 21,837,593	\$2.50 18,978,128	\$2.50 21,239,512	\$2.50 21,002,213	\$2.50 23,175,000	2,172,787	10.35%
KENT	\$3.30 962,237	\$3.30 999,378	\$3.30 999,378	\$3.30 1,040,000	\$3.30 1,178,700	138,700	13.34%
MONTGOMERY	\$3.45 104,597,908	\$3.45 94,367,721	\$3.45 98,826,280	\$3.45 100,796,043	\$3.45 142,712,779	41,916,736	41.59%
PRINCE GEORGE'S	\$2.75 30,641,413	\$2.75 30,944,735	\$2.75 34,105,769	\$2.75 36,950,100	\$2.75 45,272,700	8,322,600	22.52%
QUEEN ANNE'S	\$4.95 4,635,790	\$4.95 4,446,657	\$4.95 5,071,011	\$4.95 5,032,550	\$4.95 4,618,755	(413,795)	-8.22%
ST. MARY'S	\$4.00 5,688,996	\$4.00 5,488,287	\$4.00 5,494,821	\$4.00 5,700,000	\$4.00 5,500,000	(200,000)	-3.51%
SOMERSET	\$3.30 441,941	\$3.30 457,646	\$3.30 401,765	\$3.30 460,000	\$3.30 410,000	(50,000)	-10.87%
TALBOT	\$6.00 5,493,728	\$6.00 4,943,298	\$6.00 5,887,703	\$6.00 5,200,000	\$6.00 5,250,000	50,000	0.96%
WASHINGTON	\$3.80 5,213,999	\$3.80 4,657,341	\$3.80 6,078,677	\$3.80 5,800,000	\$3.80 5,800,000	0	0.00%
WICOMICO	\$3.50 2,502,251	\$3.50 2,634,927	\$3.50 2,860,521	\$3.50 2,912,805	\$3.50 3,012,805	100,000	3.43%
WORCESTER	\$3.30 6,648,660	\$3.30 5,142,527	\$3.30 5,437,913	\$3.30 5,500,000	\$3.30 5,500,000	0	0.00%
TOTAL YIELD	362,941,033	348,727,645	376,868,794	370,094,808	444,397,453	74,302,645	20.08%

SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2016

**TABLE 7.2**  
**TRANSFER TAX RATES AND YIELDS<sup>1</sup>**  
**FISCAL YEARS 2013 THROUGH 2017**

SUBDIVISION	Actual FY 2013	Actual FY 2014	Actual FY 2015	Estimated FY 2016	Projected FY 2017	Change in Yield 16-17	
						Amount	Percent
ALLEGANY	0.50% 300,696	0.50% 478,515	0.50% 387,898	0.50% 425,000	0.50% 400,000	(25,000)	-5.88%
ANNE ARUNDEL	1.00% 42,040,038	1.00% 38,982,623	1.00% 46,827,107	1.00% 40,000,000	1.00% 48,000,000	8,000,000	20.00%
BALTIMORE CITY	1.50% 27,506,213	1.50% 36,767,342	1.50% 36,801,230	1.50% 28,499,000	1.50% 28,916,321	417,321	1.46%
BALTIMORE COUNTY <sup>2</sup>	1.50% 52,962,566	1.50% 53,627,948	1.50% 63,024,975	1.50% 71,000,000	1.50% 73,000,000	2,000,000	2.82%
CALVERT	-	-	-	-	-	-	-
CAROLINE	0.50% 377,400	0.50% 344,652	0.50% 534,257	0.50% 250,000	0.50% 599,344	349,344	139.74%
CARROLL	-	-	-	-	-	-	-
CECIL	\$10/deed 23,946	\$10/deed 25,009	\$10/deed 27,836	\$10/deed 1,254,878	0.50% 1,545,390	290,512	23.15%
CHARLES <sup>4</sup>	-	-	-	0.50% 4,683,200.00	0.50% 5,000,000	316,800	6.76%
DORCHESTER	0.75% 619,002	0.75% 634,992	0.75% 703,685	75.00% 600,000	75.00% 693,375	93,375	15.56%
FREDERICK	-	-	-	-	-	-	-
GARRETT	1.00% 1,424,217	1.00% 1,488,304	1.00% 1,469,684	1.00% 1,400,000	1.00% 1,400,000	0	0.00%
HARFORD	1.00% 10,854,827	1.00% 11,646,255	1.00% 14,911,664	1%/\$1,000 12,800,000	1%/\$1,000 15,000,000	2,200,000	17.19%
HOWARD	1.00% 25,253,440	1.00% 26,907,783	1.00% 30,964,190	1.00% 28,000,000	1.00% 28,000,000	0	0.00%
KENT	0.50% 451,355	0.50% 559,650	0.50% 559,650	0.50% 531,000	0.50% 708,343	177,343	33.40%
MONTGOMERY	0.25 - 6% 84,391,394	0.25 - 6% 91,220,828	0.25 - 6% 92,408,172	0.25 - 6% 96,296,217	0.25 - 6% 108,769,677	12,473,460	12.95%
PRINCE GEORGE'S	1.40% 69,475,489	1.40% 73,462,773	1.40% 83,103,276	1.40% 86,087,400	1.40% 105,525,500	19,438,100	22.58%
QUEEN ANNE'S	0.50% 1,351,065	0.50% 1,461,174	0.50% 1,837,363	0.50% 1,769,370	0.50% 1,965,000	195,630	11.06%
ST. MARY'S	1.00% 4,268,826	1.00% 5,016,978	1.00% 5,573,007	1.00% 4,250,000	1.00% 5,300,000	1,050,000	24.71%
SOMERSET	-	-	-	-	-	-	-
TALBOT	1.00% 3,024,512	1.00% 3,341,976	1.00% 3,505,646	1.00% 3,200,000	1.00% 3,300,000	100,000	3.13%
WASHINGTON	0.50% 1,484,247	0.50% 1,593,811	0.50% 2,399,022	0.50% 1,500,000	0.50% 1,851,000	351,000	23.40%
WICOMICO	-	-	-	-	-	-	-
WORCESTER	0.50% 2,912,623	0.50% 3,165,274	0.50% 3,278,524	0.50% 3,000,000	0.50% 3,250,000	250,000	8.33%
<b>TOTAL YIELD</b>	<b>328,721,856</b>	<b>350,725,887</b>	<b>388,317,186</b>	<b>380,862,865</b>	<b>428,223,950</b>	<b>47,361,085</b>	<b>12.44%</b>

<sup>2</sup> The first \$22,000 of consideration in residential sales is exempt from transfer tax.

<sup>4</sup> Charles County instituted tax beginning in FY 2016

**SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2016**