



HOW TO ESTIMATE SELLER'S CLOSING COSTS

YOU MAY EXPECT TO PAY:

IT COULD COST YOU:

TOWN CONVEYANCE TAX

$\frac{1}{4}$ of 1% (0.0025) to $\frac{1}{2}$ of 1% (0.005) varies by Town of the total sale price to the Town (see attached explanation sheet)

CONVEYANCE TAX TO THE STATE OF CONNECTICUT

$\frac{3}{4}$ of 1% (0.0075) to 2.25% (0.0225) Conveyance Tax for residential dwellings up to \$800,000.00 is $\frac{3}{4}$ of 1% (0.0075) and 1.25% (0.0125%) on any portion which is over \$800,000.00 up to \$2,500,000.00. The Conveyance Tax rate will be 2.25% for the portion of the price that exceeds \$2,500,000.00. This includes single family dwellings, condo's, multi-family dwellings, cooperatives and apartments.

$\frac{3}{4}$ of 1% (0.0075) Conveyance Tax for unimproved land 1.25% (0.0125) Conveyance Tax to State of Connecticut on all non-residential properties.

**Property type is determined by the use to which a preponderance of the property was utilized by the Grantor.*

RECORD FEES (DEEDS/RELEASES)

\$60.00 First Pages, \$5.00 Each Additional Page

**Deeds of transfer with consideration will also incur additional \$2.00 fee at time of recording*

**If any document being recorded references MERS the recording fees will be \$159.00 first page, \$5.00 each additional page.*

ATTORNEY'S FEES

\$850.00, \$200.00 Document Preparation

TAX ADJUSTMENTS

Uniform Fiscal Year – Credit to Seller

PRE-PAYMENT PENALTY (PAYOFFS), IF ANY

Check with your Mortgage Company/Lender

OVERNIGHT & WIRE FEES

\$50.00

RELEASE TRACKING FEES

\$35.00

ADDITIONAL FEES

Water & Sewer Use Adjustments; Condo/Association Fees; Broker's Fee, Oil & Propane Adjustments

For Connecticut office locations:

Cheshire, Greenwich, Fairfield, Norwich, West Hartford

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