

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 YIELDS¹
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 ²	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 ⁴	-	-	-	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%
TOTAL YIELD	328,721,856	350,725,887	388,317,186	380,862,865	428,223,950	47,361,085	12.44%

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

⁴ Charles County instituted tax beginning in FY 2016

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

TABLE 7.1
RECORDATION TAX RATES AND YIELDS
FISCAL YEARS 2014 THROUGH 2018

Recordation Tax rates shown are per \$500 of consideration

SUBDIVISION	Actual FY 2014	Actual FY 2015	Actual FY 2016	Estimated FY 2017	Projected FY 2018	Change In Yield 17-18	
						Amount	Percent
ALLEGANY	\$3.50 1,643,304	\$3.50 1,031,559	\$3.50 1,334,689	\$3.50 1,100,000	\$3.50 1,250,000	150,000	13.64%
ANNE ARUNDEL	\$3.50 38,552,477	\$3.50 42,870,526	\$3.50 50,006,124	\$3.50 47,000,000	\$3.50 48,000,000	1,000,000	2.13%
BALTIMORE CITY	\$5.00 37,777,174	\$5.00 34,111,424	\$5.00 34,111,424	\$5.00 29,054,000	\$5.00 35,634,000	6,580,000	22.65%
BALTIMORE COUNTY	\$2.50 26,429,148	\$2.50 28,446,146	\$2.50 36,662,374	\$2.50 36,000,000	\$2.50 34,000,000	(2,000,000)	-5.56%
CALVERT	\$5.00 6,170,922	\$5.00 6,308,065	\$5.00 7,551,986	\$5.00 6,438,433	\$5.00 6,800,000	361,567	5.62%
CAROLINE	\$5.00 1,104,166	\$5.00 1,662,328	\$5.00 1,601,962	\$5.00 1,400,000	\$5.00 1,600,000	200,000	14.29%
CARROLL	\$5.00 10,576,850	\$5.00 11,888,637	\$5.00 14,093,918	\$5.00 13,500,000	\$5.00 14,500,000	1,000,000	7.41%
CECIL	\$4.10 4,617,831	\$4.10 5,204,845	\$4.10 5,302,873	\$4.10 5,000,000	\$4.10 5,300,000	300,000	6.00%
CHARLES	\$5.00 11,094,837	\$5.00 16,918,007	\$5.00 15,406,637	\$5.00 11,300,000	\$5.00 11,490,000	190,000	1.68%
DORCHESTER	\$5.00 1,222,975	\$5.00 1,262,253	\$5.00 1,703,916	\$5.00 1,600,000	\$5.00 2,300,000	700,000	43.75%
FREDERICK	\$6.00 24,174,915	\$6.00 25,906,397	\$6.00 30,746,161	\$6.00 28,056,546	\$6.00 34,147,007	6,090,461	21.71%
GARRETT	\$3.50 1,694,481	\$3.50 1,807,149	\$3.50 1,694,504	\$3.50 1,500,000	\$3.50 1,600,000	100,000	6.67%
HARFORD	\$3.30 10,607,920	\$3.30 13,048,109	\$3.30 13,830,775	\$6.60 12,030,000	\$6.60 12,450,000	420,000	3.49%
HOWARD	\$2.50 18,978,128	\$2.50 21,239,512	\$2.50 23,894,206	\$2.50 23,175,000	\$2.50 24,170,434	995,434	4.30%
KENT	\$3.30 999,378	\$3.30 999,378	\$3.30 1,034,950	\$3.30 943,492	\$3.30 1,110,000	166,508	17.65%
MONTGOMERY	\$3.45 94,367,721	\$3.45 98,826,280	\$3.45 100,796,043	\$3.45 142,712,779	\$3.45 148,249,784	5,537,005	3.88%
PRINCE GEORGE'S	\$2.75 30,944,735	\$2.75 34,105,769	\$2.75 44,455,892	\$2.75 45,272,700	\$2.75 43,398,200	(1,874,500)	-4.14%
QUEEN ANNE'S	\$4.95 4,446,657	\$4.95 5,071,011	\$4.95 5,244,614	\$4.95 4,618,755	\$4.95 5,017,700	398,945	8.64%
ST. MARY'S	\$4.00 5,488,287	\$4.00 5,494,821	\$4.00 5,986,863	\$4.00 5,500,000	\$4.00 5,700,000	200,000	3.64%
SOMERSET	\$3.30 457,646	\$3.30 401,765	\$3.30 409,543	\$3.30 410,000	\$3.30 460,000	50,000	12.20%
TALBOT	\$6.00 4,943,298	\$6.00 5,887,703	\$6.00 6,216,903	\$6.00 5,250,000	\$6.00 5,250,000	0	0.00%
WASHINGTON	\$3.80 4,657,341	\$3.80 6,078,677	\$3.80 6,539,448	\$3.80 5,800,000	\$3.80 6,000,000	200,000	3.45%
WICOMICO	\$3.50 2,634,927	\$3.50 2,860,521	\$3.50 3,402,652	\$3.50 3,012,805	\$3.50 3,402,705	389,900	12.94%
WORCESTER	\$3.30 5,142,527	\$3.30 5,437,913	\$3.30 6,449,513	\$3.30 5,500,000	\$3.30 5,750,000	250,000	4.55%
TOTAL YIELD	348,727,645	376,868,794	418,477,971	436,174,510	457,579,830	21,405,319	4.91%

SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2017

TABLE 7.2
TRANSFER TAX RATES AND YIELDS¹
FISCAL YEARS 2014 THROUGH 2018

SUBDIVISION	Actual FY 2014	Actual FY 2015	Actual FY 2016	Estimated FY 2017	Projected FY 2018	Change in Yield 17-18	
						Amount	Percent
ALLEGANY	0.50% 478,515	0.50% 387,898	0.50% 540,054	0.50% 400,000	0.50% 450,000	50,000	12.50%
ANNE ARUNDEL	1.00% 38,982,623	1.00% 46,827,107	1.00% 55,662,467	1.00% 48,000,000	1.00% 52,000,000	4,000,000	8.33%
BALTIMORE CITY	1.50% 36,767,342	1.50% 36,801,230	1.50% 36,801,230	1.50% 28,499,000	1.50% 28,916,321	417,321	1.46%
BALTIMORE COUNTY ²	1.50% 53,627,948	1.50% 63,024,975	1.50% 74,965,977	1.50% 75,000,000	1.50% 72,000,000	(3,000,000)	-4.00%
CALVERT	-	-	-	-	-	-	-
CAROLINE	0.50% 344,652	0.50% 534,257	0.50% 539,198	0.50% 599,344	0.50% 1,024,582	425,238	70.95%
CARROLL	-	-	-	-	-	-	-
CECIL	\$10/deed 25,009	\$10/deed 27,836	\$10/deed 1,664,346	0.50% 1,545,390	0.50% 1,550,000	4,610	0.30%
CHARLES ⁴	-	-	0.50% 5,481,599	0.50% 5,000,000	0.50% 5,060,000	60,000	1.20%
DORCHESTER	0.75% 634,992	0.75% 703,685	0.75% 922,853	0.75% 693,375	0.75% 752,960	59,585	8.59%
FREDERICK	-	-	-	-	-	-	-
GARRETT	1.00% 1,488,304	1.00% 1,469,684	1.00% 1,727,741	1.00% 1,400,000	1.00% 1,450,000	50,000	3.57%
HARFORD	1.00% 11,646,255	1.00% 14,911,664	1.00% 14,827,512	1%/\$1,000 15,000,000	1%/\$1,000 16,000,000	1,000,000	6.67%
HOWARD	1.00% 26,907,783	1.00% 30,964,190	1.00% 31,570,488	1.00% 28,000,000	1.00% 28,800,000	800,000	2.86%
KENT	0.50% 559,650	0.50% 559,650	0.50% 625,983	0.50% 588,720	0.50% 685,000	96,280	16.35%
MONTGOMERY	0.25 - 6% 91,220,828	0.25 - 6% 92,408,172	0.25 - 6% 96,296,217	0.25 - 6% 108,769,677	0.25 - 6% 114,620,000	5,850,323	5.38%
PRINCE GEORGE'S	1.40% 73,462,773	1.40% 83,103,276	1.40% 107,785,252	1.40% 105,525,500	1.40% 108,193,600	2,668,100	2.53%
QUEEN ANNE'S	0.50% 1,461,174	0.50% 1,837,363	0.50% 1,923,016	0.50% 1,925,000	0.50% 1,936,427	11,427	0.59%
ST. MARY'S	1.00% 5,016,978	1.00% 5,573,007	1.00% 5,954,659	1.00% 5,300,000	1.00% 5,900,773	600,773	11.34%
SOMERSET	-	-	-	-	-	-	-
TALBOT	1.00% 3,341,976	1.00% 3,505,646	1.00% 3,741,415	1.00% 3,300,000	1.00% 3,300,000	0	0.00%
WASHINGTON	0.50% 1,593,811	0.50% 2,399,022	0.50% 2,648,969	0.50% 1,851,000	0.50% 2,500,000	649,000	35.06%
WICOMICO	-	-	-	-	-	-	-
WORCESTER	0.50% 3,165,274	0.50% 3,278,524	0.50% 4,158,215	0.50% 3,250,000	0.50% 3,500,000	250,000	7.69%
TOTAL YIELD	350,725,887	388,317,186	442,355,592	429,647,006	443,579,663	13,932,657	3.24%

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

⁴ Charles County instituted tax beginning in FY 2016

SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2017