

## 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, Howard and Prince George’s Counties impose the lowest recordation tax rate of \$2.50. The highest rate imposed is \$6.00 in Frederick County, followed by Baltimore City, Calvert, Carroll, Charles, and Dorchester Counties at \$5.00.

**Table 7.1** lists the recordation tax rates each subdivision levied for the period FY 2006 through FY 2010. The revenues generated in each county by the recordation tax rates are shown for each year, including an estimate for FY 2010. 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 2006 through 2010 by subdivision.

Eighteen 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 2006 THROUGH 2010**

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

SUBDIVISION	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	CHG IN YIELD 09-10	
						AMT	PCT
ALLEGANY	\$3.00 1,808,108	\$3.00 1,867,666	\$3.25 1,889,261	\$3.25 1,242,338	\$3.25 1,250,000	7,662	0.62%
ANNE ARUNDEL	\$3.50 68,113,312	\$3.50 57,226,551	\$3.50 43,699,516	\$3.50 28,419,042	\$3.50 31,000,000	2,580,958	9.08%
BALTIMORE CITY	\$5.00 55,628,000	\$5.00 46,550,000	\$5.00 39,186,698	\$5.00 22,706,426	\$5.00 22,600,000	(106,426)	-0.47%
BALTIMORE COUNTY	\$2.50 49,960,828	\$2.50 40,718,075	\$2.50 30,000,000	\$2.50 18,000,000	\$2.50 19,000,000	1,000,000	5.56%
CALVERT	\$5.00 14,481,819	\$5.00 11,664,698	\$5.00 9,114,661	\$5.00 5,799,985	\$5.00 5,445,489	(354,496)	-6.11%
CAROLINE	\$3.30 3,941,174	\$3.30 3,114,738	\$3.30 2,453,682	\$3.30 1,236,559	\$3.30 1,335,000	98,441	7.96%
CARROLL	\$5.00 22,766,629	\$5.00 18,902,094	\$5.00 14,956,646	\$5.00 9,248,039	\$5.00 8,500,000	(748,039)	-8.09%
CECIL	\$4.10 9,603,661	\$4.10 8,441,301	\$4.10 6,464,010	\$4.10 4,580,956	\$4.10 3,555,144	(1,025,812)	-22.39%
CHARLES	\$5.00 29,759,035	\$5.00 26,559,471	\$5.00 15,525,128	\$5.00 9,947,801	\$5.00 9,667,400	(280,401)	-2.82%
DORCHESTER	\$5.00 4,792,334	\$5.00 3,790,983	\$5.00 2,915,333	\$5.00 1,967,178	\$5.00 1,781,386	(185,792)	-9.44%
FREDERICK	\$5.00 28,356,811	\$6.00 23,041,214	\$6.00 14,253,985	\$6.00 10,415,103	\$6.00 9,785,500	(629,603)	-6.05%
GARRETT	\$3.50 3,877,203	\$3.50 3,436,399	\$3.50 2,986,155	\$3.50 2,335,811	\$3.50 2,000,000	(335,811)	-14.38%
HARFORD	\$3.30 23,662,735	\$3.30 19,283,896	\$3.30 15,001,024	\$3.30 9,434,605	\$3.30 5,965,000	(3,469,605)	-36.78%
HOWARD	\$2.50 27,870,355	\$2.50 22,531,964	\$2.50 18,006,347	\$2.50 12,991,383	\$2.50 14,000,000	1,008,617	7.76%
KENT	\$3.30 2,023,589	\$3.30 2,148,600	\$3.30 1,668,608	\$3.30 1,038,301	\$3.30 1,000,000	(38,301)	-3.69%
MONTGOMERY	\$3.45 141,100,857	\$3.45 105,988,139	\$3.45 79,385,176	\$3.45 60,660,424	\$3.45 64,042,622	3,382,198	5.58%
PRINCE GEORGE'S	\$2.20 70,203,010	\$2.20 63,668,099	\$2.20 38,372,071	\$2.50 25,716,764	\$2.50 25,191,900	(524,864)	-2.04%
QUEEN ANNE'S	\$3.30 6,845,259	\$3.30 6,039,956	\$3.30 3,825,394	\$4.95 2,930,197	\$4.95 2,929,614	(583)	-0.02%
ST. MARY'S	\$4.00 12,393,522	\$4.00 10,078,293	\$4.00 7,696,871	\$4.00 5,260,423	\$4.00 6,000,000	739,577	14.06%
SOMERSET	\$3.30 1,509,071	\$3.30 1,139,878	\$3.30 760,231	\$3.30 552,785	\$3.30 257,216	(295,569)	-53.47%
TALBOT	\$3.30 6,344,752	\$3.30 5,472,722	\$3.30 4,476,013	\$3.30 3,016,205	\$3.30 2,148,000	(868,205)	-28.78%
WASHINGTON	\$3.80 12,572,141	\$3.80 10,071,718	\$3.80 7,151,876	\$3.80 4,683,063	\$3.80 4,550,000	(133,063)	-2.84%
WICOMICO	\$3.50 6,585,432	\$3.50 5,874,835	\$3.50 4,511,545	\$3.50 2,845,744	\$3.50 2,300,000	(545,744)	-19.18%
WORCESTER	\$3.30 14,788,218	\$3.30 10,905,366	\$3.30 8,026,476	\$3.30 5,962,649	\$3.30 4,750,000	(1,212,649)	-20.34%
TOTAL YIELD	618,987,855	508,516,656	372,326,707	250,991,781	249,054,271	(1,937,510)	-0.77%

Source: Maryland Association of Counties, Budget and Tax Rate Survey, November 2009

**TABLE 7.2  
TRANSFER TAX RATES AND YIELDS <sup>1</sup>  
FISCAL YEARS 2006 THROUGH 2010**

SUBDIVISION	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	CHG IN YIELD, 09-10	
						AMOUNT	PERCENT
ALLEGANY	0.50%	0.50%	0.50%	0.50%	0.50%		
	791,200	686,105	582,668	425,465	375,000	(50,465)	-11.86%
ANNE ARUNDEL	1.00%	1.00%	1.00%	1.00%	1.00%		
	61,819,230	52,030,890	39,076,025	27,391,962	29,000,000	1,608,038	5.87%
BALTIMORE CITY	1.50%	1.50%	1.50%	1.50%	1.50%		
	61,124,000	51,756,000	36,495,044	23,388,980	24,240,000	851,020	3.64%
BALTIMORE COUNTY <sup>2</sup>	1.50%	1.50%	1.50%	1.50%	1.50%		
	89,267,236	72,752,797	56,000,000	36,000,000	38,000,000	2,000,000	5.56%
CALVERT	-	-	-	-	-		
	-	-	-	-	-	-	-
CAROLINE <sup>3</sup>	0.50%	0.50%	0.50%	0.50%	0.50%		
	1,174,690	874,820	675,093	326,455	59,808	(266,647)	-81.68%
CARROLL	-	-	-	-	-		
	-	-	-	-	-	-	-
CECIL	\$10/deed	\$10/deed	\$10/deed	\$10/deed	\$10/deed		
	38,622	31,949	27,493	22,383	23,000	617	2.76%
CHARLES	-	-	-	-	-		
	-	-	-	-	-	-	-
DORCHESTER	0.75%	0.75%	0.75%	0.75%	0.75%		
	2,082,438	1,722,212	1,234,965	862,195	646,678	(215,517)	-25.00%
FREDERICK	-	-	-	-	-		
	-	-	-	-	-	-	-
GARRETT	1.00%	1.00%	1.00%	1.00%	1.00%		
	3,155,286	2,547,873	2,112,969	1,395,679	1,365,000	(30,679)	-2.20%
HARFORD	1.00%	1.00%	1.00%	1.00%	1.00%		
	22,610,227	17,452,339	13,867,414	9,146,528	7,100,000	(2,046,528)	-22.37%
HOWARD <sup>3</sup>	1.00%	1.00%	1.00%	1.00%	1.00%		
	37,424,266	29,965,138	24,006,139	18,370,976	18,000,000	(370,976)	-2.02%
KENT	0.50%	0.50%	0.50%	0.50%	0.50%		
	958,977	1,034,300	795,826	449,736	450,000	264	0.06%
MONTGOMERY	0.25% to 6%	0.25% to 6%	0.25% to 6%	0.25% to 6%	0.25% to 6%		
	145,478,479	106,902,482	85,259,940	64,771,739	65,520,000	748,261	1.16%
PRINCE GEORGE'S	1.40%	1.40%	1.40%	1.40%	1.40%		
	167,882,826	158,093,206	98,353,526	66,992,498	66,916,300	(76,198)	-0.11%
QUEEN ANNE'S	0.50%	0.50%	0.50%	0.50%	0.50%		
	673,396	590,813	311,589	49,647	155,000	105,353	212.20%
ST. MARY'S	1.00%	1.00%	1.00%	1.00%	1.00%		
	9,464,219	7,706,885	5,647,906	4,389,061	5,000,000	610,939	13.92%
SOMERSET	-	-	-	-	-		
	-	-	-	-	-	-	-
TALBOT <sup>4</sup>	1.00%	1.00%	1.00%	1.00%	1.00%		
	6,212,762	5,298,977	4,199,101	2,958,214	2,016,000	(942,214)	-31.85%
WASHINGTON	0.50%	0.50%	0.50%	0.50%	0.50%		
	4,326,445	3,444,730	2,444,560	1,617,340	1,500,000	(117,340)	-7.26%
WICOMICO	-	-	-	-	-		
	-	-	-	-	-	-	-
WORCESTER	0.50%	0.50%	0.50%	0.50%	0.50%		
	8,282,788	5,395,746	3,984,963	2,843,502	2,250,000	(593,502)	-20.87%
TOTAL YIELD	607,763,111	506,228,878	375,075,221	261,402,360	262,616,786	1,214,426	0.46%

<sup>1</sup> Local rates are in addition to the State Transfer Tax of 0.5%.

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

<sup>3</sup> In Howard County all transfer tax revenues are dedicated funds.

<sup>4</sup> First \$50,000 of consideration is exempt from taxation. Exemption is for owner occupied residential property.