

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 \$6.00 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 2015 through FY 2019. The revenues generated in each county by the recordation tax rates are shown for each year, including an estimate for FY 2018 and a projected FY 2019. 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 2015 through 2019 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 2015 THROUGH 2019

Recordation Tax rates shown are per \$500 of consideration

SUBDIVISION	Actual FY 2015	Actual FY 2016	Actual FY 2017	Estimated FY 2018	Projected FY 2019	Change In Yield 18-19	
						Amount	Percent
ALLEGANY	\$3.50 1,031,559	\$3.50 1,334,689	\$3.50 1,527,249	\$3.50 1,250,000	\$3.50 1,400,000	150,000	12.00%
ANNE ARUNDEL	\$3.50 42,870,526	\$3.50 50,006,124	\$3.50 50,959,008	\$3.50 48,000,000	\$3.50 50,000,000	2,000,000	4.17%
BALTIMORE CITY	\$5.00 34,111,424	\$5.00 44,273,451	\$5.00 42,241,474	\$5.00 33,641,294	\$5.00 37,365,700	3,724,406	11.07%
BALTIMORE COUNTY	\$2.50 28,446,146	\$2.50 36,662,374	\$2.50 35,955,020	\$2.50 34,391,229	\$2.50 34,340,000	(51,229)	-0.15%
CALVERT	\$5.00 6,308,065	\$5.00 7,551,986	\$5.00 9,112,106	\$5.00 6,800,000	\$5.00 6,936,000	136,000	2.00%
CAROLINE	\$5.00 1,662,328	\$5.00 1,601,962	\$5.00 1,704,858	\$5.00 1,600,000	\$5.00 1,800,000	200,000	12.50%
CARROLL	\$5.00 11,888,637	\$5.00 14,093,918	\$5.00 14,187,637	\$5.00 14,500,000	\$5.00 14,900,000	400,000	2.76%
CECIL	\$4.10 5,204,845	\$4.10 5,302,873	\$4.10 4,818,084	\$4.10 5,300,000	\$4.10 5,424,200	124,200	2.34%
CHARLES	\$5.00 16,918,007	\$5.00 15,406,637	\$5.00 15,836,572	\$5.00 11,490,000	\$5.00 12,761,000	1,271,000	11.06%
DORCHESTER	\$5.00 1,262,253	\$5.00 1,703,916	\$5.00 2,210,651	\$5.00 2,300,000	\$5.00 1,914,632	(385,368)	-16.76%
FREDERICK	\$6.00 25,906,397	\$6.00 30,746,161	\$6.00 36,210,495	\$6.00 19,393,977	\$6.00 20,557,616	1,163,639	6.00%
GARRETT	\$3.50 1,807,149	\$3.50 1,694,504	\$3.50 2,010,198	\$3.50 1,600,000	\$3.50 1,750,000	150,000	9.38%
HARFORD	\$3.30 13,048,109	\$3.30 13,830,775	\$3.30 13,736,943	\$3.30 12,450,000	\$3.30 14,933,700	2,483,700	19.95%
HOWARD	\$2.50 21,239,512	\$2.50 23,894,206	\$2.50 24,818,520	\$2.50 24,170,434	\$2.50 22,968,000	(1,202,434)	-4.97%
KENT	\$3.30 999,378	\$3.30 1,034,950	\$3.30 1,066,489	\$3.30 1,110,000	\$3.30 1,025,000	(85,000)	-7.66%
MONTGOMERY	\$3.45 98,826,280	\$3.45 100,796,043	\$3.45 149,037,616	\$3.45 148,250,000	\$3.45 141,091,000	(7,159,000)	-4.83%
PRINCE GEORGE'S	\$2.75 34,105,769	\$2.75 44,455,892	\$2.75 46,617,973	\$2.75 43,398,200	\$2.75 52,643,800	9,245,600	21.30%
QUEEN ANNE'S	\$4.95 5,071,011	\$4.95 5,244,614	\$4.95 5,486,064	\$4.95 5,017,700	\$4.95 5,527,551	509,851	10.16%
ST. MARY'S	\$4.00 5,494,821	\$4.00 5,986,863	\$4.00 6,198,552	\$4.00 5,700,000	\$4.00 6,300,000	600,000	10.53%
SOMERSET	\$3.30 401,765	\$3.30 409,543	\$3.30 598,417	\$3.30 460,000	\$3.30 500,000	40,000	8.70%
TALBOT	\$6.00 5,887,703	\$6.00 6,216,903	\$6.00 6,980,355	\$6.00 5,250,000	\$6.00 5,500,000	250,000	4.76%
WASHINGTON	\$3.80 6,078,677	\$3.80 6,539,448	\$3.80 6,305,265	\$3.80 6,000,000	\$3.80 6,500,000	500,000	8.33%
WICOMICO	\$3.50 2,860,521	\$3.50 3,402,652	\$3.50 3,478,001	\$3.50 3,402,705	\$3.50 3,478,000	75,295	2.21%
WORCESTER	\$3.30 5,437,913	\$3.30 6,449,513	\$3.30 7,250,500	\$3.30 5,750,000	\$3.30 6,500,000	750,000	13.04%
TOTAL YIELD	376,868,794	376,868,794	488,348,047	441,225,539	456,116,199	14,890,660	3.37%

SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2018

TABLE 7.2
TRANSFER TAX RATES AND YIELDS
FISCAL YEARS 2015 THROUGH 2019

SUBDIVISION	Actual FY 2015	Actual FY 2016	Actual FY 2017	Estimated FY 2018	Projected FY 2019	Change in Yield 18-19	
						Amount	Percent
ALLEGANY	0.50% 387,898	0.50% 540,054	0.50% 628,188	0.50% 450,000	0.50% 475,000	25,000	5.56%
ANNE ARUNDEL	1.00% 46,827,107	1.00% 55,662,467	1.00% 58,436,909	1.00% 52,000,000	1.00% 52,000,000	0	0.00%
BALTIMORE CITY	1.50% 36,801,230	1.50% 47,642,901	1.50% 48,179,234	1.50% 34,059,048	1.50% 39,379,300	5,320,252	15.62%
BALTIMORE COUNTY ¹	1.50% 63,024,975	1.50% 74,965,977	1.50% 76,293,908	1.50% 75,186,751	1.50% 72,720,000	(2,466,751)	-3.28%
CALVERT	-	-	-	-	-	-	-
CAROLINE	0.50% 534,257	0.50% 539,198	0.50% 599,344	0.50% 1,024,582	0.50% 912,176	(112,406)	-10.97%
CARROLL	-	-	-	-	-	-	-
CECIL	\$10/deed 27,836	\$10/deed 1,664,346	\$10/deed 1,540,036	0.50% 1,550,000	0.50% 1,674,200	124,200	8.01%
CHARLES	-	0.50% 5,481,599	0.50% 6,982,932	0.50% 5,060,000	0.50% 5,678,000	618,000	12.21%
DORCHESTER	0.75% 703,685	0.75% 922,853	0.75% 1,193,644	0.75% 752,960	0.75% 881,519	128,559	17.07%
FREDERICK	-	-	-	-	-	-	-
GARRETT	1.00% 1,469,684	1.00% 1,727,741	1.00% 2,164,135	1.00% 1,450,000	1.00% 1,750,000	300,000	20.69%
HARFORD	1.00% 14,911,664	1.00% 14,827,512	1.00% 15,762,182	1.00% 16,000,000	1.00% 17,200,000	1,200,000	7.50%
HOWARD	1.00% 30,964,190	1.00% 31,570,488	1.00% 32,015,788	1.00% 28,800,000	1.00% 28,000,000	(800,000)	-2.78%
KENT	0.50% 559,650	0.50% 625,983	0.50% 645,483	0.50% 685,000	0.50% 630,000	(55,000)	-8.03%
MONTGOMERY	0.25 - 6% 92,408,172	0.25 - 6% 96,296,217	0.25 - 6% 118,000,203	0.25 - 6% 114,280,000	0.25 - 6% 109,540,000	(4,740,000)	-4.15%
PRINCE GEORGE'S	1.40% 83,103,276	1.40% 107,785,252	1.40% 113,345,607	1.40% 108,193,600	1.40% 126,719,600	18,526,000	17.12%
QUEEN ANNE'S	0.50% 1,837,363	0.50% 1,923,016	0.50% 2,051,755	0.50% 1,976,427	0.50% 2,252,880	276,453	13.99%
ST. MARY'S	1.00% 5,573,007	1.00% 5,954,659	1.00% 5,954,272	1.00% 5,900,773	1.00% 5,172,244	(728,529)	-12.35%
SOMERSET	-	-	-	-	-	-	-
TALBOT	1.00% 3,505,646	1.00% 3,741,415	1.00% 4,460,772	1.00% 3,300,000	1.00% 3,600,000	300,000	9.09%
WASHINGTON	0.50% 2,399,022	0.50% 2,648,969	0.50% 2,321,470	0.50% 2,500,000	0.50% 2,400,000	(100,000)	-4.00%
WICOMICO	-	-	-	-	-	-	-
WORCESTER	0.50% 3,278,524	0.50% 4,158,215	0.50% 4,271,320	0.50% 3,500,000	0.50% 3,750,000	250,000	7.14%
TOTAL YIELD	388,317,186	388,317,186	487,864,250	451,609,141	469,056,919	17,447,778	3.86%

¹ The first \$22,000 of consideration in residential sales is exempt from transfer tax.

SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2018