

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 2016 through FY 2020. The revenues generated in each county by the recordation tax rates are shown for each year, including an estimate for FY 2019 and a projected FY 2020. 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 2016 through 2020 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 2016 THROUGH 2020

Recordation Tax rates shown are per \$500 of consideration

SUBDIVISION	Actual FY 2016	Actual FY 2017	Actual FY 2018	Estimated FY 2019	Projected FY 2020	Change In Yield 19-20	
						Amount	Percent
ALLEGANY	\$3.50 1,334,689	\$3.50 0	\$3.50 1,250,000	\$3.50 per \$500 1,400,000	\$3.50 per \$500 1,400,000	0	0.00%
ANNE ARUNDEL	\$3.50 50,006,124	\$3.50 50,959,008	\$3.50 48,000,000	\$3.50 50,000,000	\$3.50 50,000,000	0	0.00%
BALTIMORE CITY	\$5.00 44,273,451	\$5.00 42,241,474	\$5.00 33,641,294	\$1.00 37,365,700	\$1.00 38,955,000	1,589,300	4.25%
BALTIMORE COUNTY	\$2.50 36,662,374	\$2.50 35,955,020	\$2.50 34,391,229	\$2.50 34,340,000	\$2.50 32,500,000	(1,840,000)	-5.36%
CALVERT	\$5.00 7,551,986	\$5.00 9,112,106	\$5.00 6,800,000	\$5.00 6,936,000	\$5.00 7,600,000	664,000	9.57%
CAROLINE	\$5.00 1,601,962	\$5.00 1,704,858	\$5.00 1,600,000	\$5.00 1,800,000	\$5.00 2,000,000	200,000	11.11%
CARROLL	\$5.00 14,093,918	\$5.00 14,187,637	\$5.00 14,500,000	\$5.00 14,900,000	\$5.00 14,307,500	(592,500)	-3.98%
CECIL	\$4.10 5,302,873	\$4.10 4,818,084	\$4.10 5,300,000	\$4.10 5,424,200	\$4.10 5,424,200	0	0.00%
CHARLES	\$5.00 15,406,637	\$5.00 15,836,572	\$5.00 11,490,000	\$5.00 12,761,000	\$5.00 13,305,000	544,000	4.26%
DORCHESTER	\$5.00 1,703,916	\$5.00 2,210,651	\$5.00 2,300,000	\$5.00 1,965,768	\$5.00 1,914,632	(51,136)	-2.60%
FREDERICK	\$6.00 30,746,161	\$6.00 36,210,495	\$6.00 19,393,977	\$6.00 35,241,827	\$6.00 38,766,010	3,524,183	10.00%
GARRETT	\$3.50 1,694,504	\$3.50 2,010,198	\$3.50 1,600,000	\$3.50 1,750,000	\$3.50 1,750,000	0	0.00%
HARFORD	\$3.30 13,830,775	\$3.30 13,736,943	\$3.30 12,450,000	\$6.60/\$1,000 14,933,700	\$6.60/\$1,000 16,000,000	1,066,300	7.14%
HOWARD	\$2.50 23,894,206	\$2.50 24,818,520	\$2.50 24,170,434	\$2.50 22,968,000	\$2.50 21,454,000	(1,514,000)	-6.59%
KENT	\$3.30 1,034,950	\$3.30 1,066,489	\$3.30 1,110,000	\$3.30 1,025,000	\$3.30 1,175,000	150,000	14.63%
MONTGOMERY	\$3.45 100,796,043	\$3.45 149,037,616	\$3.45 148,250,000	\$4.45-\$6.75 71,942,387	\$4.45-\$6.75 72,819,803	877,416	1.22%
PRINCE GEORGE'S	\$2.75 44,455,892	\$2.75 46,617,973	\$2.75 43,398,200	\$2.75 52,643,800	\$2.75 53,170,200	526,400	1.00%
QUEEN ANNE'S	\$4.95 5,244,614	\$4.95 5,486,064	\$4.95 5,017,700	\$4.95 5,527,551	\$4.95 5,731,750	204,199	3.69%
ST. MARY'S	\$4.00 5,986,863	\$4.00 6,198,552	\$4.00 5,700,000	\$4.00 6,300,000	\$4.00 6,700,000	400,000	6.35%
SOMERSET	\$3.30 409,543	\$3.30 598,417	\$3.30 460,000	\$3.30 500,000	\$3.30 600,000	100,000	20.00%
TALBOT	\$6.00 6,216,903	\$6.00 6,980,355	\$6.00 5,250,000	\$6.00 5,500,000	\$6.00 5,500,000	0	0.00%
WASHINGTON	\$3.80 6,539,448	\$3.80 6,305,265	\$3.80 6,000,000	\$3.80 6,500,000	\$3.80 6,500,000	0	0.00%
WICOMICO	\$3.50 3,402,652	\$3.50 3,478,001	\$3.50 3,402,705	\$3.50 3,478,000	\$3.50 3,700,000	222,000	6.38%
WORCESTER	\$3.30 6,449,513	\$3.30 7,250,500	\$3.30 5,750,000	\$3.30 6,500,000	\$3.30 6,662,000	162,000	2.49%
TOTAL YIELD	428,639,998	486,820,798	441,225,539	401,702,933	407,935,095	6,232,162	1.55%

SOURCE: Maryland Association of Counties/Department of Legislative Services, Budget and Tax Rate Survey, August 2019

TABLE 7.2
TRANSFER TAX RATES AND YIELDS
FISCAL YEARS 2016 THROUGH 2020

SUBDIVISION	Actual FY 2016	Actual FY 2017	Actual FY 2018	Estimated FY 2019	Projected FY 2020	Change in Yield 19-20	
						Amount	Percent
ALLEGANY	0.50% 540,054	0.50% 628,188	0.50% 450,000	0.50% 475,000	0.50% 550,000	75,000	15.79%
ANNE ARUNDEL	1.00% 55,662,467	3.05% 58,436,909	1.00% 52,000,000	1.00% 52,000,000	1.00% 52,000,000	0	0.00%
BALTIMORE CITY	1.50% 47,642,901	1.50% 48,179,234	1.50% 34,059,048	1.500 39,379,300	1.500 40,912,000	1,532,700	3.89%
BALTIMORE COUNTY ¹	1.50% 74,965,977	1.50% 76,293,908	1.50% 75,186,751	1.50% 72,720,000	1.50% 70,500,000	(2,220,000)	-3.05%
CALVERT	-	-	-	-	-	-	-
CAROLINE	0.50% 539,198	0.50% 599,344	0.50% 1,024,582	0.50% 912,176	0.50% 500,000	(412,176)	-45.19%
CARROLL	-	-	-	-	-	-	-
CECIL	\$10/deed 1,664,346	\$10/deed 1,540,036	\$0.01 1,550,000	0.50% 1,674,200	0.50% 1,674,200	0	0.00%
CHARLES	\$0.01 \$5,481,599.43	0.50% 6,982,932	0.50% 5,060,000	0.50% 5,678,000	0.50% 5,920,000	242,000	4.26%
DORCHESTER	0.75% 922,853	0.75% 1,193,644	0.75% 752,960	0.75% 1,108,004	0.75% 0	(1,108,004)	-100.00%
FREDERICK	-	-	-	-	-	-	-
GARRETT	1.00% 1,727,741	1.00% 2,164,135	1.00% 1,450,000	1.00% 1,750,000	1.00% 1,750,000	0	0.00%
HARFORD	1.00% 14,827,512	1.00% 15,762,182	1.00% 16,000,000	1%/\$1,000 17,200,000	1%/\$1,000 19,300,000	2,100,000	12.21%
HOWARD	1.00% 31,570,488	1.00% 32,015,788	1.00% 28,800,000	1.00% 28,800,000	1.00% 30,000,000	1,200,000	4.17%
KENT	0.50% 625,983	0.50% 645,483	0.50% 685,000	0.50% 630,000	0.50% 740,000	110,000	17.46%
MONTGOMERY	0.25 - 6% 96,296,217	0.25 - 6% 118,000,203	0.25 - 6% 114,280,000	0.25 - 6% 124,790,000	0.25 - 6% 1,263,130,000	1,138,340,000	912.20%
PRINCE GEORGE'S	1.40% 107,785,252	1.40% 113,345,607	1.40% 108,193,600	1.40% 126,719,600	1.40% 127,986,800	1,267,200	1.00%
QUEEN ANNE'S	0.50% 1,923,016	0.50% 2,051,755	0.50% 1,976,427	0.50% 2,252,880	0.50% 2,262,894	10,014	0.44%
ST. MARY'S	1.00% 5,954,659	1.00% 5,954,272	1.00% 5,900,773	1.00% 5,172,244	1.00% 6,275,189	1,102,945	21.32%
SOMERSET	-	-	-	-	-	-	-
TALBOT	1.00% 3,741,415	1.00% 4,460,772	1.00% 3,300,000	1% after first \$50 3,600,000	1% after first \$50,000 3,600,000	0	0.00%
WASHINGTON	0.50% 2,648,969	0.50% 2,321,470	0.50% 2,500,000	0.50% 2,400,000	0.50% 2,400,000	0	0.00%
WICOMICO	-	-	-	-	-	-	-
WORCESTER	0.50% 4,158,215	0.50% 4,271,320	0.50% 3,500,000	0.50% 3,750,000	0.50% 4,000,000	250,000	6.67%
TOTAL YIELD	453,197,263	487,864,250	451,609,141	485,333,404	1,627,581,083	1,142,247,679	235.35%

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 2019