



## ABRAMS GARFINKEL MARGOLIS BERGSON, LLP

1430 Broadway • 17th Floor • New York, NY 10018 • P: 212-201-1170 • F: 212-201-1171 • www.agmbllaw.com

### **CLOSING COSTS GUIDE**

**This closing costs guide is designed to provide you with the general costs associated with the sale or purchase of a cooperative, condominium or house.**

**Please note that these are estimates only and that potential sellers and purchasers MUST consult their real estate attorney for specifics.**

**Please also note that we do not represent that the information in this guide represents the entirety of potential costs but is only to be used as a guide.**

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**CONDOMINIUM PROPERTIES – SELLER CLOSING COSTS**

**NYC Transfer Tax:**

Residential:	\$500,000 or below = 1% of purchase price Above \$500,000 = 1.425% of purchase price
Commercial:	\$500,000 or below = 1.425% of purchase price Above \$500,000 = 2.625% of purchase price

**NYS Transfer Tax (for transfers in NYC):**

Residential:	Below \$3 million = .4% of purchase price \$3 million or above = .65% of purchase price
Commercial:	Below \$2 million = .4% of purchase price \$2 million or above = .65% of purchase price

**NYS Transfer Tax (for transfers in cities other than NYC):**

\$4 per \$1,000 of purchase price (.4% of purchase price)

**NYS Estimated Capital Gains Tax:**

8.82% of estimated gain at closing  
ONLY applies to Non-NYS resident seller at time of sale

**Federal Withholding Tax (FIRPTA):**

10%-15% of purchase price for a non-exempt Foreign Seller

**Title Closer Pick-up/Payoff Fee (PER MORTGAGE):**

\$250 (estimated)

**Broker:**

Generally 6% of purchase price

**Seller's Attorney:**

\$2,500 to \$3,500

**Condominium Fees:**

\$400-\$1,000 for application/waiver  
\$500-\$1,000 refundable move out deposit  
\$250-\$750 non-refundable move out fee



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**CONDOMINIUM PROPERTIES – PURCHASER CLOSING COSTS**

**TITLE**

<b>Fee Title Insurance:</b>	Varies depending on purchase price but regulated by NYS. Best to use an online rate calculator from any reputable title company website.
<b>Mortgage Title Insurance:</b>	Reduced rate applies for simultaneous Purchase and Mortgage (if applicable). Also, best to use online rate calculator for sake of accuracy.
<b>NYS Equalization Filing Fee:</b>	\$125 (for one to three family and condo)
<b>Recording Fees:</b>	\$250-\$750 (higher in Nassau & Suffolk Counties)
<b>Municipal Search:</b>	\$350-\$500
<b>Title Endorsements:</b>	\$75-\$150

**INSURANCE**

<b>HO6 Policy (as may be required by Lender:</b>	Costs will vary depending on coverage selected by borrower/purchaser. Check with insurance agent
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**CONDOMINIUM PROPERTIES – PURCHASER CLOSING COSTS (CONTINUED)**

**TAXES**

**Mansion Tax (for transfers in NYC):**

<b>Purchase Price</b>	<b>Mansion Tax Rate</b>
Under \$1 million	Not subject to tax
At least \$1 million, but less than \$2 million	1%
At least \$2 million, but less than \$3 million	1.25%
At least \$3 million, but less than \$5 million	1.5%
At least \$5 million, but less than \$10 million	2.25%
At least \$10 million, but less than \$15 million	3.25%
At least \$15 million, but less than \$20 million	3.5%
At least \$20 million, but less than \$25 million	3.75%
At least \$25 million	3.9%

**Mansion Tax (for transfers in cities other than NYC):**

Where purchase price is at least \$1 million, 1%

**NYC Mortgage Tax (paid by borrower):**

If applicable:  
Mortgage less than \$500,000 = 1.80% of mortgage amount (minus \$30 for 1 or 2 family dwellings)  
Mortgage \$500,000 and above on 1-3 family residential dwelling = 1.925% of mortgage amount (minus \$30 for 1 or 2 family dwellings)  
Mortgage on all other property \$500,000 and over = 2.80% of mortgage amount

**NYC Mortgage Tax Exemption (CEMA):**

Ask your attorney if a CEMA can help you avoid a portion of mortgage tax

**LEGAL**

**Purchaser's Attorney:**

\$2,500 to \$3,500

**Bank Attorney:**

\$850-\$1,500 (if applicable)



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**CONDOMINIUM PROPERTIES – PURCHASER CLOSING COSTS (CONTINUED)**

**NEW CONSTRUCTION CONDO**

Purchaser will pay costs normally paid by the Seller such as Seller attorney fees and NYC and NYS Transfer Taxes.

**Resident Manager’s (Super’s) Unit:**

Purchaser pays for this in some cases calculated as a percentage of the common interest associated with unit as part of the Condominium Building

**Working Capital Fund Contribution:**

One time charge of approximately 1-2 months of common charges

**Sponsor Attorney Fees:**

\$2,500-\$3,500

**Sponsor’s NYC and NYS Transfer Tax:**

Determined by **FIRST** calculating the transfer taxes on the purchase price (plus Resident Manager’s Fee and Sponsor’s Attorney Fee) using the following guidelines:

**NYC Transfer Tax:**

Residential:

\$500,000 or below = 1% of purchase price  
Above \$500,000 = 1.425% of purchase price

**NYS Transfer Tax (for transfers in NYC):**

Residential:

Below \$3 million = .4% of purchase price  
\$3 million or above = .65% of purchase price

Commercial:

Below \$2 million = .4% of purchase price  
\$2 million or above = .65% of purchase price

**NYS Transfer Tax (for transfers in cities other than NYC):**

\$4 per \$1,000 of purchase price (.4% of purchase price)

**ONCE** the figures as to NYC and NYS taxes are determined, **THEN**, the actual “grossed-up” transfer taxes due are **RE-CALCULATED** based on the **sum** of the purchase price (plus Resident Manager’s Fee and Sponsor’s Attorney Fee) **AND** the original NYC transfer tax figure.



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**COOPERATIVE PROPERTIES – SELLER CLOSING COSTS**

**NYC Transfer Tax:**

Residential: \$500,000 or below = 1% of purchase price  
Above \$500,000 = 1.425% of purchase price

Commercial: \$500,000 or below = 1.425% of purchase price  
Above \$500,000 = 2.625% of purchase price

**NYC Administrative Fees:** Non-Deed Transfers = \$100

**NYS Transfer Tax (for transfers in NYC):**

Residential: Below \$3 million = .4% of purchase price  
\$3 million or above = .65% of purchase price

Commercial: Below \$2 million = .4% of purchase price  
\$2 million or above = .65% of purchase price

**NYS Transfer Tax (for transfers in cities other than NYC):**

\$4 per \$1,000 of purchase price (.4% of purchase price)

**NYS Estimated Capital Gains Tax:**

8.82% of estimated gain at closing  
ONLY applies to Non-NYS resident seller at time of sale

**Federal Withholding Tax (FIRPTA):**

10%-15% of purchase price for non-exempt Foreign Seller

**Payoff Attorney Fee:**

\$375-\$750 (if applicable)

**UCC 3 Termination Fee:**

\$75-\$100 (if applicable)

**Broker:**

Generally 6% of purchase price

**Seller's Attorney:**

\$2,500-\$3,500



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**COOPERATIVE PROPERTIES – SELLER CLOSING COSTS (CONTINUED)**

<b>Cooperative Fees:</b>	\$500-\$1,000 refundable move out deposit \$250-\$1,000 non-refundable move out fee
<b>Co-op Transfer Agent or Attorney:</b>	\$450-\$850
<b>Flip Tax:</b>	Typically 1%-3% of purchase price (if applicable)
<b>Stock Transfer Tax:</b>	\$0.05 per share



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**COOPERATIVE PROPERTIES – PURCHASER CLOSING COSTS**

<b>Lien Search:</b>	\$350
<b>UCC 1 Filing Fee:</b>	\$75-\$100 (if applicable)

**TAXES**

**Mansion Tax (for transfers in NYC):**

<b>Purchase Price</b>	<b>Mansion Tax Rate</b>
Under \$1 million	Not subject to tax
At least \$1 million, but less than \$2 million	1%
At least \$2 million, but less than \$3 million	1.25%
At least \$3 million, but less than \$5 million	1.5%
At least \$5 million, but less than \$10 million	2.25%
At least \$10 million, but less than \$15 million	3.25%
At least \$15 million, but less than \$20 million	3.5%
At least \$20 million, but less than \$25 million	3.75%
At least \$25 million	3.9%

**Mansion Tax (for transfers in cities other than NYC):**

Where purchase price is at least \$1 million, 1%

**INSURANCE**

**HO6 Policy (as may be required by Lender):**

Costs will vary depending on coverage selected by borrower/purchaser. Check with insurance agent

**LEGAL**

<b>Purchaser's Attorney:</b>	\$2,500-\$3,500
<b>Bank Attorney:</b>	\$850-\$1,500 (if applicable)





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**COOPERATIVE PROPERTIES – PURCHASER CLOSING COSTS (CONTINUED)**

**COOPERATIVE**

<b>Recognition Agreement Review Fee:</b>	\$150-\$300 (if applicable)
<b>Cooperative Fees:</b>	\$500-\$1,000 refundable move in deposit \$250-\$750 non-refundable move in fee

**TITLE (NOT REQUIRED BUT AVAILABLE)**

<b>Cooperative UCC Insurance:</b>	Is available from several title companies - Price varies depending on purchase price but regulated by NYS. Best to use an online rate calculator from any reputable title company website.
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**HOUSE PROPERTIES – SELLER CLOSING COSTS**

**NYC Transfer Tax:**

Residential:	\$500,000 or below = 1% of purchase price Above \$500,000 = 1.425% of purchase price
Commercial:	\$500,000 or below = 1.425% of purchase price Above \$500,000 = 2.625% of purchase price

**NYS Transfer Tax (for transfers in NYC):**

Residential:	Below \$3 million = .4% of purchase price \$3 million or above = .65% of purchase price
Commercial:	Below \$2 million = .4% of purchase price \$2 million or above = .65% of purchase price

**NYS Transfer Tax (for transfers in cities other than NYC):**

\$4 per \$1,000 of purchase price (.4% of purchase price)

**NYS Estimated Capital Gains Tax:**

8.82% of estimated gain at closing  
ONLY applies to Non-NYS resident seller at time of sale

**Federal Withholding Tax (FIRPTA):**

10%-15% of purchase price for non-exempt Foreign Seller

**Title Closer Pick-up/Payoff Fee (PER MORTGAGE):**

\$250 (estimated)

**Broker:**

Generally 6% of purchase price

**Seller's Attorney:**

\$2,500-\$3,500

**Property Condition Disclosure Credit:**

\$500 (unless exempt)



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**HOUSE PROPERTIES – PURCHASER CLOSING COSTS**

**TITLE**

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<b>Mortgage Title Insurance:</b>	Reduced rate applies for simultaneous Purchase and Mortgage (if applicable). Also, best to use online rate calculator for sake of accuracy.
<b>NYS Equalization Filing Fee:</b>	\$125 (for one to three family and condo)
<b>Recording Fees:</b>	\$250-\$750 (higher in Nassau & Suffolk Counties)
<b>Municipal Search:</b>	\$350-\$500
<b>Title Endorsements:</b>	\$75-\$150

**INSURANCE**

<b>Homeowner’s Policy Required by Lender:</b>	Costs will vary depending on coverage selected by borrower/purchaser. Check with insurance agent
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**TAXES**

**Mansion Tax (for transfers in NYC):**

<b>Purchase Price</b>	<b>Mansion Tax Rate</b>
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At least \$15 million, but less than \$20 million	3.5%
At least \$20 million, but less than \$25 million	3.75%
At least \$25 million	3.9%



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**HOUSE PROPERTIES – PURCHASER CLOSING COSTS (CONTINUED)**

**Mansion Tax (for transfers in cities other than NYC):**

Where purchase price is at least \$1 million, 1%

**NYC Mortgage Tax (paid by borrower):**

If applicable:

Mortgage less than \$500,000 = 1.80% of mortgage amount (minus \$30 for 1 or 2 family dwellings)

Mortgage \$500,000 and above on 1-3 family residential dwelling = 1.925% of mortgage amount (minus \$30 for 1 or 2 family dwellings)

Mortgage on all other property \$500,000 and over = 2.80% of mortgage amount

**NYC Mortgage Tax Exemption (CEMA):**

Ask your attorney if a CEMA can help you avoid a portion of mortgage tax

**Peconic Bay Region Transfer Tax:**

If applicable: 2% of purchase price paid by Purchaser (exemptions: first \$250,000 for improved property in Shelter Island, Southampton and East Hampton; first \$150,000 for improved property in Riverhead and Southold; first \$100,000 for unimproved property in Shelter Island, Southampton and East Hampton; first \$75,000 for unimproved property in Riverhead and Southold)

**LEGAL**

**Purchaser's Attorney:**

\$2,500-\$3,500

**Bank Attorney:**

\$850-\$1,500 (if applicable)