

SmartMonitor Alert: Transfer Tax update in Hayward, CA

On November 6, 2018, the City of Hayward, California, voted in favor of Measure T, to increase the city transfer tax rate from \$4.50 to \$8.50 per \$1000 or fraction thereof. This tax rate increase will go into effect on January 1, 2019 and will apply to purchase and refinance transactions that include a quitclaim (partial transfer of title).

For example, a purchase transaction with a purchase price of \$500,000 would be subject to an additional city transfer tax of \$2000.

SmartFees was updated on December 21, 2018, to calculate the city transfer tax. Estimates for properties in this tax authority will reflect the new tax rate when the settlement date is January 1, 2019 or later.

To update an existing SmartFees file, either launch the SmartFees service in your loan origination system or open the file from our website depending upon how you normally use our service, then:

1. Confirm the county is Alameda and the state is California
2. From the “Questions” tab, select “Hayward” from the “Tax Authority” drop down and then click on the “Continue to Fees” button
3. This will update the transfer taxes for this file.
4. Generate a new Transaction Detail Report
5. Consider re-disclosing the updated SmartFees file data pursuant to your internal policies and procedures