

SmartMonitor Alert: Transfer Tax update in Richmond, CA

On November 6, 2018, the City of Richmond, California, voted in favor of Measure H, which amends the city transfer tax rate to:

- \$0 for properties with consideration of \$100 or less
- \$7 per \$1000 or fraction thereof for properties with consideration less than \$1 million
- \$12.50 per \$1000 or fraction thereof for properties with consideration of \$1 million up to \$3 million
- \$25 per \$1000 or fraction thereof for properties with consideration greater than \$3 million up to \$10 million
- \$30 per \$1000 or fraction thereof for properties with consideration greater than \$10 million

The new tax rates will go into effect on December 28, 2018 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 \$11,000,000 would be subject to an additional city transfer tax of \$253,000.

SmartFees was updated on December 21, 2018, to calculate the city transfer tax. Estimates for properties in Richmond City will reflect the new tax rates when the settlement date is December 28, 2018 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 Contra Costa and the state is California
2. From the “Questions” tab, select “Richmond” 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