



# 交易过户费

## 典型共管公寓交易中产生的过户费

### 针对卖方

经纪费	6%
卖方律师费	咨询您的律师代表
手续费	\$600+
杂项费 (共管公寓)	根据不同大楼规定
过户申请费	\$20 - \$40 除Nassau以外的所有郡和服务费
过户申请费 (Nassau)	\$340 (\$40 申请+ \$300 每个街区)
产权变更递交费	\$200-\$500, 咨询您的律师代表

### 转让税

房产类型	纽约市转让税	纽约州转让税
住宅单元 \$499,999.99 及以下	1%	每\$500收取\$2
住宅单元 \$500,000 及以上	1.425%	每\$500收取\$2
住宅单元 \$3,000,000 及以上 (仅限纽约市)	1.425%	每\$500收取\$3.25
商业地产和闲置空地 \$500,000.00 以下	1.425%	每\$500收取\$2
商业地产和闲置空地 \$500,000 及以上	2.625%	每\$500收取\$2
商业地产和闲置空地 \$2,000,000 以上 (仅限纽约市)	2.625%	每\$500收取\$3.25

### 额外费用

维护费用

过户月按比例结算的费用

短期利息

过户月的利息余额

截至过户前的持有成本

贷款结算, 如果产生的话

<sup>1</sup> Transfer taxes paid by seller, except in the case of sponsor sales, in which case the transfer tax is paid by the purchaser at a higher rate. City of Yonkers has an additional 1.5% transfer tax over \$25,000. City of Mount Vernon has an additional 1% transfer tax with \$100,000 exemption. This closing-cost guide is designed to give you the general costs associated with the purchase or sale of a condominium property. Please note that these are estimates and that potential buyers and sellers should consult their real estate attorney or financial advisor for specifics. Kindly note, we do not represent that these are the entirety of potential costs, but are only to be used as a guide. All transfer taxes and filing fees are subject to change by government agencies in each location.



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## 针对买方

买方律师	咨询您的律师代表
银行费用	\$750-\$1,000
申请费	\$350-\$650
审理费	\$330-\$500
估价费	\$500-\$2,000
信用报告费	\$45-100+
银行律师费	\$650-\$1,000
保险和税务第三方托管费	过户时支付2-6个月和一年的预付保险费
登记费 - Nassau & Suffolk	大约 \$1,200-\$1,700 房契费 (Nassau) - \$200 认证费+ \$355 每个街区 房契费 (Suffolk) - \$200 每份文件中标识的每块土地 认证费 (Nassau) - \$355 实际丈量每块街区 认证费 (Suffolk) - \$200 实际丈量每块土地 贷款费 (Suffolk) - \$300 每一笔贷款或每一份贷款文件
登记费 - 纽约市 & Westchester	大约 \$250-\$750
产权保险费	根据具体交易价格定
贷款保险费	根据具体交易价格定
产权调查	\$350-500
储备金和周转金款项	等同于1-2个月的物业费总额
共管公寓费	根据不同大楼规定，具体咨询您的经纪人

## 贷款税

房产类型	贷款税 纽约市	贷款税 Nassau, Suffolk, Dutchess 和 Orange 郡	贷款税 Yonkers
住宅公寓 \$499,999.99 及以下	贷款额的 1.8%	1.05% <sup>1</sup>	1.8% <sup>1</sup>
住宅公寓 \$500,000 及以上	贷款额 1.925%	1.05% <sup>1</sup>	1.8% <sup>1</sup>
商业公寓 \$499,999.99 及以下	2.05% <sup>2</sup>	1.05%	1.8% <sup>1</sup>
商业公寓 \$500,000.00 及以上	2.80%	1.05%	1.8% <sup>1</sup>

一百万美元及以上的交易将产生豪宅税，由买方负责缴纳。

## 额外费用

维护费用  
短期利息

过户月按比例结算的费用  
过户月的利息余额

<sup>1</sup> Minus \$30 for 1-2 Family.

<sup>2</sup> Four Family Residence requires MRT to be calculated at the commercial rate.

<sup>3</sup> See separate Mansion Tax sheet.

This closing-cost guide is designed to give you the general costs associated with the purchase or sale of a condominium property. Please note that these are estimates and that potential buyers and sellers should consult their real estate attorney or financial advisor for specifics. Kindly note, we do not represent that these are the entirety of potential costs, but are only to be used as a guide. All transfer taxes and filing fees are subject to change by government agencies in each location.



# 交易过户费

## 典型合作公寓交易中产生的费用

### 针对卖方

经纪费	6%
卖方律师费	咨询您的律师代表
所有权交易转让申请费	\$100
杂项费 (合作公寓)	根据不同大楼规定
所有权变更递交费	\$250-\$700
UCC-3 申请费	\$20 - \$40 除Nassau以外所有郡
UCC-3 申请费 (Nassau)	\$340 (\$40 申请 + \$300 每个街区)

一百万美元及以上的交易将产生豪宅税，将由买方负责缴纳。

### 转让税

房产类型	单元价格	纽约市所有权转让	纽约州所有权转让
合作公寓单元	\$499,999.99 及以下	1%	每\$500收取\$2
	\$500,000 及以上	1.425%	每\$500收取\$2
	\$3,000,000 及以上 (仅限纽约市)	1.425%	每\$500收取\$3.25

### 额外费用

合作公寓杂项费	根据不同大楼规定	维护费用	过户月按比例结 算的费用
认可协议费	大约 \$250	短期利息	过户月的利息余额
倒卖税	与大楼确定		

<sup>1</sup> See separate Mansion Tax sheet.

This closing-cost guide is designed to give you the general costs associated with the purchase or sale of a co-operative property. Please note that these are estimates and that potential buyers and sellers should consult their real estate attorney or financial advisor for specifics. Kindly note, we do not represent that these are the entirety of potential costs, but are only to be used as a guide. All transfer taxes and filing fees are subject to change by government agencies in each location.



# 交易过户费

## 典型合作公寓交易中产生的费用

### 针对买方

买方律师费	咨询您的律师代表
银行费	\$550-\$1,000
申请费	\$350-\$650
审理费	\$330-\$500
估价费	\$500-\$2,000
信用报告费	\$45-100+
银行律师	\$650-\$750
留置权调查	\$350-\$450
UCC-1 申请费	\$20 - \$40 除Nassau以外所有郡
UCC-1 申请费 (Nassau)	\$340 (\$40 申请 + \$300 每个街区)

一百万美元及以上的交易将产生豪宅税，将由买方负责缴纳。

### 额外花费

合作公寓杂项费	根据不同大楼规定	维护费用	过户月按比例结算的费用
认可协议费	大约 \$250	短期利息	过户月的利息余额
倒卖税	与大楼确定		

<sup>1</sup> See separate Mansion Tax sheet.

This closing-cost guide is designed to give you the general costs associated with the purchase or sale of a co-operative property. Please note that these are estimates and that potential buyers and sellers should consult their real estate attorney or financial advisor for specifics. Kindly note, we do not represent that these are the entirety of potential costs, but are only to be used as a guide. All transfer taxes and filing fees are subject to change by government agencies in each location.



# 交易过户费

典型联排别墅和一家庭独立屋交易中产生的费用

## 针对卖方

经纪费	6%
卖方律师费	咨询您的律师代表
还清贷款, 如果产生的话	\$200-\$500, 咨询您的律师代表

## 转让税

房产类型	单元价格	纽约市转让税	纽约州转让税
住宅单元	\$499,999.99 及以下	1%	每\$500收取\$2
	\$500,000 及以上	1.425%	每\$500收取\$2
	\$3,000,000 及以上 (仅限纽约市)	1.425%	每\$500收取\$3.25

<sup>1</sup>Transfer taxes paid by seller, except in the case of sponsor sales, in which case the transfer tax is paid by the purchaser at a higher rate. City of Yonkers has an additional 1.5% transfer tax over \$25,000. City of Mount Vernon has an additional 1% transfer tax with \$100,000 exemption. This closing-cost guide is designed to give you the general costs associated with the purchase or sale of a townhouse property. Please note that these are estimates and that potential buyers and sellers should consult their real estate attorney or financial advisor for specifics. Kindly note, we do not represent that these are the entirety of potential costs, but are only to be used as a guide. All transfer taxes and filing fees are subject to change by governmental agencies in each location.



# 交易过户费

典型联排别墅和一家庭独立屋交易中产生的费用

## 针对买方

买方律师费	咨询您的律师代表
银行费	\$750+
申请费	\$350+
审理费	\$330+
估价费	\$500-\$2,000
信用报告费	\$45-100+
银行律师	\$750-\$1,000
保险和税务第三方托管费	过户时支付2-6个月和一年的预付保险费
登记费 - Nassau & Suffolk	大约 \$1,200-\$1,700 房契费 (Nassau) - \$200 认证费+ \$355 每个街区 房契费 (Suffolk) - \$200 每份文件中标识的每块土地 认证费 (Nassau) - \$355 实际丈量每块街区 认证费 (Suffolk) - \$200 实际丈量每块土地 贷款费 (Suffolk) - \$300 每一笔贷款或每一份贷款文件
登记费 - 纽约市 & Westchester	大约 \$250-\$750
产权保险费	根据具体交易价格定
贷款保险费	根据具体贷款总额定
产权调查	\$750-\$1,500

## 贷款税

房产类型	贷款税 纽约市	贷款税 Nassau, Suffolk, Dutchess 和 Orange 郡	贷款税 Yonkers
一家庭住宅 \$499,999.99 及以下	贷款总额的 1.8%	1.05% <sup>1</sup>	1.8% <sup>1</sup>
一家庭住宅 \$500,000 及以上	贷款总额的 1.925%	1.05% <sup>1</sup>	1.8% <sup>1</sup>
商业房产和闲置空地 \$500,000.00 及以下	2.05% <sup>2</sup>	1.05%	1.8% <sup>1</sup>
商业房产及闲置空地 \$500,000.01 及以上	2.80%	1.05%	1.8% <sup>1</sup>

一百万美元及以上的交易将产生豪宅税，将由买方负责缴纳。

<sup>1</sup> Minus \$30 for 1-2 Family.

<sup>2</sup> Four Family Residence requires MRT to be calculated at the commercial rate.

<sup>3</sup> See separate Mansion Tax sheet.

This closing-cost guide is designed to give you the general costs associated with the purchase or sale of a townhouse property. Please note that these are estimates and that potential buyers and sellers should consult their real estate attorney or financial advisor for specifics. Kindly note, we do not represent that these are the entirety of potential costs, but are only to be used as a guide. All transfer taxes and filing fees are subject to change by governmental agencies in each location.



# 纽约州 转让税

## 住宅房产

房产类型	纽约市转让税	纽约州 转让税	豪宅税 买方支付	YONKERS 转让税	MOUNT VERNON 转让税	PECONIC BAY 转让税
1-2-3 家庭住宅, 合作公寓和共管公寓价格在 \$500,000 及以下	1%	每\$500收取\$2		1.5% (高于 \$25,000)	\$100,000 的交易总价豁免1%	2% 查看如下豁免表格 买方支付
-2-3 家庭住宅, 合作公寓和共管公寓价格在 \$500,000.01-\$999,999.99	1.425%	每\$500收取\$2		1.5% (高于 \$25,000)	\$100,000 的交易总价豁免1%	
1-2-3 家庭住宅, 合作公寓和共管公寓价格在 \$1,000,000 及以上	1.425%	每\$500收取\$2	一百万美元及以上, 房产交易价格的1%	1.5% (高于 \$25,000)	\$100,000 的交易总价豁免1%	
1-2-3 家庭住宅, 合作公寓和共管公寓价格在 \$3,000,000 及以上 (仅限纽约市)	1.425%	每\$500收取\$3.25 (根据交易价格定)	豪宅税			
支付时限	交易后 30天内	交易后15天内	1交易后15天内	交易后7天内	交易后30天内	交易后15天内

一百万美元及以上的交易将产生豪宅税, 将由买方负责缴纳。

## 商业房产

房产类型	纽约市转让税	纽约州 转让税	YONKERS 转让税	CITY OF MOUNT VERNON 转让税	PECONIC BAY 转让税
商业房产和闲置空地 \$500,000 以下	1.425%	每\$500收取\$2	1.5% (高于 \$25,000)	\$100,000 的交易总价豁免1%	2% 查看如下豁免表格 买方支付
商业房产和闲置空地 \$500,000	1.425%	每\$500收取\$2	1.5% (高于 \$25,000)	\$100,000 的交易总价豁免1%	
商业房产和闲置空地 \$500,000.01 及以上	2.625%	每\$500收取\$2	1.5% (高于 \$25,000)	\$100,000 的交易总价豁免1%	
商业房产和闲置空地 \$2,000,000 及以上 (仅限纽约市)	2.625%	每\$500收取\$3.25 (根据交易价格定)			
支付时限	交易后 15天内	交易后15天内	交易后7天内	交易后30天内	交易后15天内

<sup>1</sup> Local Transfer Tax – Special Transfer Taxes apply to the following towns: Red Hook, Warwick, and Peekskill.

<sup>2</sup> East Hampton, Riverhead, Shelter Island, Southampton and Southold. The following exemptions apply: \$250,000 for improved and \$100,000 for unimproved in Shelter Island, Southampton and East Hampton; and, \$150,000 for improved and \$75,000 for unimproved in Southold and Riverhead. Please contact DE Title for any New York Counties not shown here.

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# 纽约州 豪宅税

100%住宅用途的房产交易中，一百万美元及以上的交易将产生豪宅税，豪宅税（交易总价的1%）由买方负责缴纳的。在纽约市五大区，根据交易总价的不同豪宅税缴纳的比例如下：

注意：豪宅税也适用于混合用途的房产交易。如果房产价值一百万美元包含一件店面和两个住宅单元，则按住宅单元对应比例的总价的百分比缴纳豪宅税。

PROPERTY PRICE	MANSION TAX RATE
\$1,000,000 - \$1,999,999	1.00%
\$2,000,000 - \$2,999,999	1.25%
\$3,000,000 - \$4,999,999	1.50%
\$5,000,000 - \$9,999,999	2.25%
\$10,000,000 - \$14,999,999	3.25%
\$15,000,000 - \$19,999,999	3.50%
\$20,000,000 - \$24,999,999	3.75%
\$25,000,000 or more	3.90%