

NYC CLOSING COSTS - Sellers

■ CONDOMINIUMS.

Broker:	Typically 6%
Own Attorney:	Consult your attorney
Processing Fee:	\$450+
NYC Transfer Tax:	Residential: Up to \$500,000 = 1%; \$500,000+ = 1.425% Commercial: Up to \$500,000 = 1.425%; \$500,000+ = 2.625%
Admin. Fee:	Non-Deed Transfers (i.e., Co-Ops) = \$50 Residential Deed Transfers = \$75 Commercial Deed Transfers = \$165
NY State Transfer Tax:	\$4 per \$1,000 of price
NYS Equalization Fee:	\$75
Pick-up/Payoff Fee:	\$250-\$500
UCC-3 Filing Fee:	\$100
Misc. Condominium Charges:	Vary by building

Note: For condominiums in new developments, the Purchaser will pay costs normally paid by the Seller. These include Seller attorney fees as well as NY and NYC Transfer Taxes.

