



**First American Title Insurance Company of New York
CURRENT DEVELOPMENTS
SPECIAL EDITION**

The New York State Land Title Association has advised that the Budget Bill under negotiation in the State Legislature will, if passed and signed by the Governor in its present form, amend Tax Law Section 253-2(a) to increase the rate of mortgage recording tax *effective on enactment* in counties within the Metropolitan Commuter Transportation District. Impacted by the change would be mortgages on property within the City of New York and in Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk and Westchester counties. The portion of the mortgage recording tax which may be increased is the so-called "Additional Tax". The Additional Tax would be increased in these counties from twenty-five cents for each one hundred dollars and each major remaining fraction thereof of principal debt or obligation which is, or under any contingency may be, secured to thirty cents.

The mortgage recording tax rates would increase in New York City from \$2.00 to \$2.05 per each \$100 and each major remaining fraction thereof secured for all mortgages securing less than \$500,000; from \$2.125 to \$2.175 per each \$100 and each major remaining fraction thereof secured for mortgages on one-to-three family dwellings and individual residential condominium units securing \$500,000 or more; and from \$2.75 to \$2.80 per each \$100 and each major remaining fraction thereof secured for all other mortgages securing \$500,000 or more.

The mortgage recording tax rate in Westchester (excepting the City of Yonkers) and Rockland counties would increase from \$1.25 to \$1.30 per each \$100 and each major remaining fraction thereof secured. In the City of Yonkers the rate would increase from \$1.75 to \$1.80 per each \$100 and each major remaining fraction thereof secured.

The mortgage recording tax rate in Dutchess, Nassau, Orange, Putnam, and Suffolk counties would increase from \$1.00 to \$1.05 per each \$100 and each major remaining fraction thereof secured.

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