

BASIC FEE SCHEDULE
Amended to January 1, 2015

Please refer to various sections of handbook for exemptions and exceptions.

LAND RECORDS (Sec.7-34a):

Recording documents - \$53.00 first page, \$5.00 each subsequent page or portion thereof. The town receives \$10.00 for the first page and \$5.00 for each subsequent page. Also there is a fee of \$3.00 for historic preservation (\$2.00 shall be submitted monthly to the State Librarian and \$1.00 retained by the Town Clerk). Also there is a fee of \$40.00 (\$36.00 shall be submitted monthly to the State Treasurer to be credited to an account for land presentation, affordable housing and historic preservation and \$1.00 retained by the town clerk and \$3.00 retained by the town for local capital improvement projects).

(Public Act 13-247)

Recording Nominee (MERS) Assignment/Release (Grantor only)
- \$159 flat fee with no additional page fee (\$127 submitted to the State Treasurer and \$32 retained for the town general fund).

Recording Nominee (MERS) Other Documents Mortgage, Modification, Subordination, Warranty Deed, Assumption/Amendment or Assignment/Release (Nominee is Grantee)
- \$159 plus \$5 for each additional page (\$110 submitted to the State Treasurer with \$39 retained for the town general fund and \$10 to the town clerk fund).

Surcharges
- \$ 2.00 each transfer reportable to State.
- \$ 5.00 if current mailing address of grantee not given in any deed conveying title to real estate,
- \$ 1.00 if names of those executing, witnessing and acknowledging are not typed or printed under signature.

Fees paid for recording documents shall include therein payment for the return of the documents (Section 7-34a(b)).

ASSIGNMENTS \$2.00 fee for assignments subsequent to the first two. (7-34a(a)). Multiple assignments are limited to twenty on a single document. (7-29(b)).

CONVEYANCE TAX (Sec.12-494):

State - residential property & unimproved land	- .0075 x consideration
residential dwelling over \$800,000	- .0075 x \$800,000 +
	.0125 x amount over \$800,000
non-residential except unimproved land	- .0125 x consideration
Local - all categories	- .0025 x consideration*

*Gives 18 towns the option of increasing their municipal real estate conveyance tax by an additional quarter point to .005.

FILING FEES (Sec.7-34a):

Any document	- \$ 5.00 each
Any map	- \$10.00 each
Maps of subdivisions of 3 or more parcels	- \$20.00 each

COPIES, CERTIFIED COPIES OF LAND RECORDS, MAPS (Sec. 7-34a):

Copies of documents (in any format)	- \$1.00 each page
For use of battery-powered scanner	- \$20.00 per occasion
For certifying documents	- \$2.00 each
	- Actual cost of reproduction