BASIC FEE SCHEDULE

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

LAND RECORDS (Sec 7-34a):
Recording documents
- $60.00 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 $10.00 for historic preservation ($8.00 shall be submitted monthly to the State Librarian and $2.00 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
   residential dwelling over $800,000 -
   .0075 x consideration
   .0075 x $800,000 +
   .0125 x amount over $800,000
Local - all categories-
   .0125 x consideration
   .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- MAPS, MISCELLANEOUS DOCUMENTS (Sec.7-34a):
Any document (inc. Trade Names) - $10.00 each
Healing Arts Registration - $5.00 each
Any map - $20.00 each
Maps of subdivisions of 3 or more parcels - $30.00 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
Copies of maps, surveys - Actual cost of reproduction
For certifying maps - $2.00 each