

# Town & Country

## REAL ESTATE

### CLOSING COSTS

Closing costs are not an exact science. This estimated guide to closing costs has been put together for you for informational purposes only. Both Buyer and Seller receive Estimated Closing Costs from their respective attorneys prior to closing. Purchasers using a lending institution receive a Truth in Lending Statement from the lender. These are itemized lists of expenses. Request them as early as possible so that you can best prepare for closing.

Keep in mind, depending on the time of year, your bank may require 6 months taxes from you at closing.

One of the buyer's greatest expense is the Peconic Transfer Tax. In November of 1998 voters overwhelmingly approved the Peconic Bay Community Preservation Fund or CPF. Later, in 2002 East End residents voted in all 5 towns by 2:1 vote to extend the Fund for an additional 10 years, thus extending the expiration date to 2020.

In 2005 Suffolk County clerks collected \$90,545,219.63 for Community Preservation Fund, up 23% from the previous year.

Southampton	\$50,619,155.92
East Hampton	\$25,445,354.87
Riverhead	\$ 5, 537,874.20
Southold	\$ 6,928,466.64
Shelter Island	\$ 2,014,368.00

These funds have enabled the 5 East End Towns to preserve open space, farmland, beaches, pine barrens, water recharge areas, wetlands and even an Island. In fact, some 6,000 acres through more than 300 acquisitions in total. An accomplishment we can all be proud of.

The money collected is managed by their respective towns. In East Hampton and Southampton, the towns have borrowed against future fund revenue - a potential liability. While everyone agrees the objective of preservation of open space, farmland, beaches, pine barrens, water recharge areas and wetlands should remain top priority, some have questioned the fairness of existing property owners voting on taxes they don't pay - a sensitive issue.

Furthermore, the levels at which the Peconic Tax begins have come under scrutiny. Back in 1998 you could buy a starter home at \$250,000 and vacant lots at \$100,000 on the South Fork and \$150,000 and \$75,000 respectively on the North Fork and Riverhead, but we've come a long way. For a full report, hamlet by hamlet, view [www.suffolkcountyny.gov](http://www.suffolkcountyny.gov) Click on Peconic Bay Region Transfer Tax.

Thank you to the buyers who have footed the bill. The East End Towns will continue to preserve sensitive land and increase park lands for public enjoyment for generations to come.

### TOWN & COUNTRY REAL ESTATE GUIDELINE TO CLOSING COSTS

WHAT?	HOW MUCH?	WHO PAYS?
1. Deed Stamps: NYS Real Estate Transfer Tax	\$4 per \$1,000	seller*
2. Mortgage Recording Tax(only if buyer takes mortgage)	.80%(less \$30) of loan amount	buyer*
3A. Peconic Bay Region Community Preservation Tax (in East Hampton, Southampton & Shelter Island)	2% of purchase price over \$250,000 improved and \$100,000 unimproved **	buyer*
3B. Peconic Bay Region Community Preservation Tax (in Riverhead and Southold)	2% of purchase price over \$150,000 improved and \$75,000 unimproved	buyer*
4. Mansion Tax	1% of sale price of \$1M or more on residences	buyer*
5. Title Insurance	sliding scale from \$6.67/\$1,000 to \$2.76/\$1,000 depends on the price	buyer*
6. Survey Fees	depends on price	buyer*
7. Inspection Fees	price varies - consult inspector	buyer*
8. Real Estate Commission	amount agreed between Broker & Client	seller*
9. Legal Fees	fees vary - consult council	buyer and seller
10. Adjustments	dollar value for oil in tank and/or propane; pro rata real estate taxes, etc, and/or any credits due buyer/seller as per negotiations	buyer and seller
11. PCDA(Property Condition Disclosure Act)	seller provides buyer with completed form or pays buyer a \$500 waiver fee-consult your attorney for further information	seller*
12. Title Closer	gratuity varies	buyer*

\*usually the noted party \*\*exemptions for first time home buyers and not-for-profit organizations may be available. Contact your municipality

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EAST HAMPTON  
324-8080

BRIDGEHAMPTON  
537-3200

SOUTHAMPTON  
283-5800

MONTAUK  
668-0500

NORTH SEA HARBOR  
283-0505

WESTHAMPTON BEACH  
288-3030

MATTITUCK  
298-0600

SOUTHOLD  
765-0500

