

Friday Fast Facts

Real Estate Transfer Tax in Cortland County

December 8, 2023

The County of Cortland has enacted legislation allowing for the imposition of an additional transfer tax on real estate transactions. This law requires an extra county fee of \$1 per \$500 of consideration, or fractional part thereof, for conveyances of real property or interests within the County of Cortland. This tax is effective for all conveyances contracted after November 17th, 2023.

To calculate the transfer tax listed on the NY State form TP584, add the \$2 per \$500, or fractional part thereof, to the additional Cortland county tax of \$1 per \$500, or fractional part thereof. The county fee will be taxed upon recording, and the amount will be reflected on the recording cover page.

Note that the grantor is responsible for paying the aforementioned real estate transfer tax.

Please see attached Cortland County Transfer Tax Exemption Affidavit for transactions consummated prior to November 17, 2023

[Cortland County Transfer Tax](#)



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