



Charles County Government
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Frequently Asked Questions – Charles County Transfer Tax

IMPORTANT UPDATE: On August 31, 2015, the Circuit Court for Charles County, Maryland, issued an Opinion and Order effectively removing the First-Time Home Buyer exemption from the local transfer tax (*see* Case No.: 08-C-15-002019). Bill No.: 2015-06 should be read without regard to § 281.34.B, and *Questions 4-8 on the previous version of these Frequently Asked Questions are no longer applicable and have been removed.*

What instruments of writing are subject to the Charles County Transfer Tax?

An instrument of writing is a written instrument which conveys title to, or a leasehold interest in, real property and is recorded with the clerk of the Circuit Court for Charles County (Land Records) or filed with the State Department of Assessments and Taxation. (see §281.34.A. for exemptions).

How is the amount of the tax calculated?

The tax is calculated by multiplying the consideration paid for the real property by .5%. Example: Buyer purchases a residentially improved property for \$200,000.00. The transfer tax due at settlement is $\$200,000.00 \times .5\% = \$1,000.00$

When does the Charles County Transfer Tax go into effect?

The tax will apply to all instruments of writing which convey title to or a leasehold interest in real property recorded after August 7, 2015.