WHO PAYS FOR WHAT IN A REAL ESTATE TRANSACTION?

In a Southern California real estate transaction, both the buyer and seller share closing costs, but each is typically responsible for different categories of fees. Sellers generally cover costs tied to transferring ownership, while buyers usually pay costs related to financing and loan requirements. The exact split is negotiable and can vary based on the purchase agreement and local market customs.

	SELLER	BUYER	SPLIT
Owner's Title Policy	✓		
Real Estate Agents' Commission	✓		
City & County Transfer Taxes*	✓		
Judgments or Open Liens	✓		
Unpaid HOA Fees	✓		
Delinquent Taxes	✓		
Prorated Taxes	✓		
Recording Fees	✓		
Notary Fees	✓	✓	
Supplemental Taxes		✓	
Lender's Title Policy		✓	
Loan Fees on New Loan		✓	
Fire and Hazard Insurance Premium		✓	
Escrow Fees			✓

*TRANSFER TAXES

Most areas in Los Angeles County go by a county-wide standard of $1.10 per thousand dollars in sale value. However, some cities have additional taxes, and some are even value-based within those cities. Rates are subject to change.

County Tax Per $1,000	City Tax Per $1,000	Total Per $1,000	City Tax Per $1,000	Total Per $1,000
$1.10	Culver City $1-$1,499,999 - $0.45 $1.5 Mil-$2,999,999 - $1.50 $3 Mil-$9,999,999 - $3 $10 Mil+ - $4	Culver City $1-$1,499,999 - $1.55 $1.5 Mil-$2,999,999 - $2.60 $3 Mil-$9,999,999 - $4.10 $10 Mil+ - $5.10	Pomona - $2.20	Pomona - $3.30
			Redondo Beach $2.20	Redondo Beach $3.30
	Los Angeles $1-$5,399,999 - $4.50 $5.4 Mil-$10,899,999 - Additional $40 $10.9 Mil+ - $55	Los Angeles $1-$5,399,999 - $5.60 $5.4 Mil-$10,899,999 - Additional $45.60 $10.9 Mil+ - $60.60	Santa Monica $1-$4,999,999 - $3 $5 Mil-$7,999,999 - $6 $8 Mil+ - $56	Santa Monica $1-$4,999,999 - $4.10 $5 Mil-$7,999,999 - $7.10 $8 Mil+ - $57.10

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