

MONTMORENCY COUNTY REGISTER OF DEEDS

Michigan Real Estate Transfer Tax

MCL 207.505 Sec (5) (County)
MCL 207.526 Sec (6) (State)

Michigan Real Estate Transfer Tax Table

*MCL 207.525 Sec (2) A written instrument subject to the tax imposed by MCL 207.505 Sec. (5) and MCL 207.526 Sec (6) shall state on its face the **TOTAL VALUE** of the real property being transferred unless an affidavit is attached to the written instrument declaring the total value of the real property being transferred. The form of the affidavit shall be prescribed by the Department of Treasury. If the sale or transfer is of a combination of real and personal property, the tax shall be imposed only upon the transfer of the real property if the values of the real and personal property are stated separately on the face of the written instrument or if an affidavit is attached to the written instrument setting forth the respective values of the real and personal property*

***No filing fee is charged** for the filing of the "Real Estate Transfer Valuation Affidavit", but a statement must be made on the face of the instrument that one has been filed. Such Affidavit IS NOT subject to FOIA.*

*Transfer tax imposed by **each** act shall be collected unless the transfer is exempt from either or both acts. **Any exemptions to the above-named acts must be stated on the face of the instrument** when presented for recording.*

The tax shall be upon the person(s) who is the seller or grantor.

*In the case of an exchange of two properties, the deeds transferring title to each are subject to Michigan Real Estate Transfer Tax and in each case shall be computed on the basis of the **actual value of the property conveyed.***

Documentary stamps shall be purchased only in the County in which the property is located.

*Conveyances affecting **property situated in more than one County** must state the portion of the sale price attributable to each parcel lying in the separate counties and transfer tax must be **paid to each county** for that portion of the sale price.*

*An **instrument of foreclosure** is subject to County Transfer Tax based on the sale price stated on the face of the instrument.*

A conveyance of an easement or a right of way is subject to transfer tax.