

## Land Records Recordation Taxes and Fees

Taxes and Fees	Recordation Cost
State Tax	\$.25 per \$100.00 rounded to the next highest \$100.00 [58.1-801, 803]
Local Tax	1/3 of the state tax amount [58.1-3800]
Grantor Tax	\$.50 per \$500.00 rounded to the next highest \$500.00 [58.1-802]
Clerk's Fee	\$21.00 for 1 - 10 pages \$35.00 for 11 - 30 pages \$55.00 for 31 or more pages (Includes \$1.50 State Library Fee [17.1-275(A)(2)] and \$5.00 Technology Trust Fund Fee [17.1-279]). Plat Sheets (no larger than 8 1/2" X 14": Counted as additional pages to document. Oversized Plat Sheets (Larger than 8 1/2" X 14"): \$20.00 per sheet [17.1-275(A)(2)] (Includes \$1.50 State Library Fee [17.1-275(A)(2)] and \$5.00 Technology Trust Fund Fee [17.1-279]). Plat Sheets larger than 18" X 24" will not be accepted for recording.
Transfer Fee	\$1.00 on all Deeds [58.1-3314 (3)].
Technology Trust Fund Fee	\$5.00 [§17.1-279 (A)] Fee shall not be assessed to any instrument or judgment tendered by any federal, state or local government. [§17.1-279 (D)]
Additional Fees:	
Deed Processing Fee	\$10.00 on every Deed, Deed of Trust that generates a tax under [58.1-801 and 58.1-803]. Also applies to any type of Certificate of Satisfaction, full or partial.
Open Space Preservation Fee	\$1.00 on every original, corrected or rerecorded Deed, Deed of Trust for property in Prince William County [58.1-817]. (Not on property located in the Cities of Manassas or Manassas Park.)

Instruments	Fee	Fee Breakdown
Certificate of Partial Satisfaction	\$31.00	Clerk's Fee, Deed Processing Fee
Certificate of Satisfaction	\$31.00	Clerk's Fee, Deed Processing Fee
Contract	Based on Consideration	State & Local Taxes, Clerk's Fee
Deed between Husband and Wife	\$23.00	Clerk's Fee, Transfer Fee, Open Space Preservation Fee(Cite VA Code Section for exemption)
Deed in Trust	\$23.00	Clerk's Fee, Transfer Fee, Open Space

		Preservation Fee (Cite VA Code Section for exemption)
Deed of Conveyance	Based on Consideration Or Value whichever is greater	State, Local &, Grantor Taxes, based on sales price or Value, whichever is greater, Transfer Fee, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Deed of Correction/Rerecorded	\$22.00	Clerk's Fee, Open Space Preservation Fee
Deed of Dedication	\$22.00	Clerk's Fee, Open Space Preservation Fee
Deed of Easement/Right of Way	\$32.33	\$.25 State Tax, \$.08 Local Tax, Clerk's Fee, Open Space Preservation Fee
Deed of Foreclosure	Based on Consideration Or Value whichever is greater	State, Local & Grantor Taxes, based on sales price or Value, whichever is greater, Transfer Fee, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Deed of Gift	\$23.00	Clerk's Fee, Transfer Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Deed of Release	\$32.50	\$.50 State Tax, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Deed of Trust	Based on Consideration	State & Local Taxes, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Deed of Trust (Rollover/Refinance)	Based on Consideration	State & Local Taxes on difference between the original amount of the existing trust and new money borrowed, Clerk's Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Deed Pursuant to Divorce or Property Settlement Agreement	\$23.50	\$.50 State Tax, Clerk's Fee, Transfer Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Lease	Based on Lease Amount	State & Local Taxes on amount of lease or value of property, whichever is less, Clerk's Fee

Lease Communication Equipment	\$41.00	\$15.00 State Tax, \$5.00 Local Tax, Clerk's Fee
Lease Communication Tower	\$121.00	\$75.00 State Tax, \$25.00 Local Tax, Clerk's Fee
Modification Agreement (increase loan amount)	Based on Consideration	State & Local Taxes on difference between the original amount and new money borrowed, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Modification Agreement (terms only)	\$22.00	Clerk's Fee, Open Space Preservation Fee (Cite VA Code Section for exemption)
Mortgage	Based on Consideration	State & Local Taxes, Clerk's Fee, Deed Processing Fee
Quit Claim Deed	\$33.50	\$.50 State Tax, Clerk's Fee, Transfer Fee, Deed Processing Fee, Open Space Preservation Fee

THE FOLLOWING DOCUMENTS ARE RECORDED FOR CLERK'S FEE ONLY, BASED ON NUMBER OF PAGES: (All fees noted are for 1 – 10 pages)

Affidavit \$21.00

Appointment of Substitute Trustee \$21.00

Assignment \$21.00

Assumption Agreement \$21.00

Certificate of Partial Satisfaction \$31.00

Certificate of Partial Satisfaction Corrected/Rerecorded \$21.00

Certificate of Satisfaction \$31.00

Certificate of Satisfaction Corrected/Rerecorded \$21.00

Certificate of Transfer \$21.00

Covenant \$21.00

Declaration \$21.00

Disclaimer \$21.00

Homestead Deed \$21.00

Lease Assignment \$21.00

Lease Corrected/Rerecorded \$21.00

Lease Release \$21.00

Lien \$21.00

Lis Pendens \$21.00

Mechanic's Lien \$21.00

Notice of Attachment \$21.00

Option Corrected/Rerecorded \$21.00

Order/Decree \$21.00

Power of Attorney \$21.00

Release of Lien \$21.00

Release of Lis Pendens \$21.00

Release of Mechanic's Lien \$21.00  
Revocation of Power of Attorney \$21.00  
Septic Tank Permit \$21.00  
Subordination \$21.00

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Miscellaneous Recordation Fees

Financing Statements: \$20.00 [§ 8.9A-525(A)]  
Foreign Judgments: Docketing - \$25.00 [§ 14.1-112 (22)] &+ [§17.1-279 (A)]  
Judgments:  
Docketing - \$10.00 [§ 14.1-112 (22)] &+ [§17.1-279 (A)]  
Abstract - \$5.00 [§ 14.1-112(22)]  
Release - No Fee  
Copies: \$.50 per page  
Certification: \$2.00  
Triple Seal: \$2.50

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Foreign Judgment, Docketing and Abstract Fees

\$10.00	Docketing Fee, [Virginia Code §17.1-275 (A17) & 17.1-279 (A17) ]
\$25.00	Foreign Judgment Docketing Fee, [Virginia Code §17.1-275 (A17) & 17.1-279 (A)]
\$5.00	Issuing an Abstract Fee, [Virginia Code §17.1-275 (A17)]
\$7.50	Issuing an Abstract Under Triple Seal [Virginia Code §17.1-275 (A8), 17.1-275 (A9) & 17.1-275 (A17)]