

LAW OFFICES OF  
**EISEN AND ROME, P.C.**

RICHARD C. EISEN\*  
ERIC M. ROME\*  
L. TERRANCE FRIERSON, Of Counsel\*  
\*ADMITTED IN DC & MD

ONE THOMAS CIRCLE, N.W. - SUITE 1010  
WASHINGTON, D.C. 20005  
OFFICE (202) 659-2822  
FAX (202) 659-2896  
www.eisenrome.com

rick@eisenrome.com  
eric@eisenrome.com  
terrance@eisenrome.com

**SETTLEMENT COSTS TO PURCHASER OF  
MULTIFAMILY/COMMERCIAL PROPERTY IN THE DISTRICT OF COLUMBIA**

Title Insurance premium samples\*

\$500,000 owners/lenders	\$2,850
\$1,000,000 owners/lenders	\$5,100
\$2,000,000 owners/lenders	\$9,000
\$5,000,000 owners/lenders	\$20,700
Settlement fee	\$375, Purchaser; \$175, Seller
Title report	\$300 to \$500 plus copies
Document delivery (couriers, Fed-ex, etc.)	\$75 Purchaser \$40 Seller
DC transfer tax	1.45% of sales price for \$400,000 and above**
DC recordation tax	1.45% of sales price for \$400,000 and above**
DC recording fees	\$194.50 for one deed and deed of trust***
FATICO insured closing letter	\$50
Tax certificate	\$15 per lot
Survey	\$300 to \$500****
Zoning letter	\$27.50 per lot

\*The title insurance premiums are calculated on a graduated rate per thousand dollars of coverage, e.g., \$5.70/\$1000 up to \$250,000, \$5.10/\$1000 for the next \$250,000, etc. The quoted rates above assume that an owners and a lenders policy is purchased simultaneously; a simultaneous loan policy up to the amount of the owner's policy is an additional \$150. If purchased separately, they are more expensive.

\*\*Normally, seller pays transfer tax and purchaser pays recordation tax; however, the division is subject to negotiation. Nonprofit housing organizations may be exempt. A property in a commercial property tax class with consideration of more than \$2 million is taxed at 2.5% for the recordation tax and 2.5% for the transfer tax.

\*\*\*The fees will go up by \$.35 per document on 1/1/2022.

\*\*\*\*If lender requires an ALTA survey, cost will be much higher.

**ALL COSTS ARE ESTIMATES, ARE NOT GUARANTEED, AND ARE SUBJECT TO CHANGE. LENDER CHARGES ARE NOT INCLUDED. CANCELLATION CHARGES WILL BE FOR COSTS INCURRED.**

settlement.fees.dc.commercial.sale.forms

updated 11/2021