

Attachment 4 - Documentary Transfer Tax for August 2025

Documentary Transfer Tax

The City of Richmond receives Documentary Transfer Tax from the County for the sale of properties in Richmond. As one of the most volatile revenue streams for the City, the amounts received can vary month-to-month from the low \$300 thousand to the highs of \$7 million. A few large sales can widely swing the revenues.

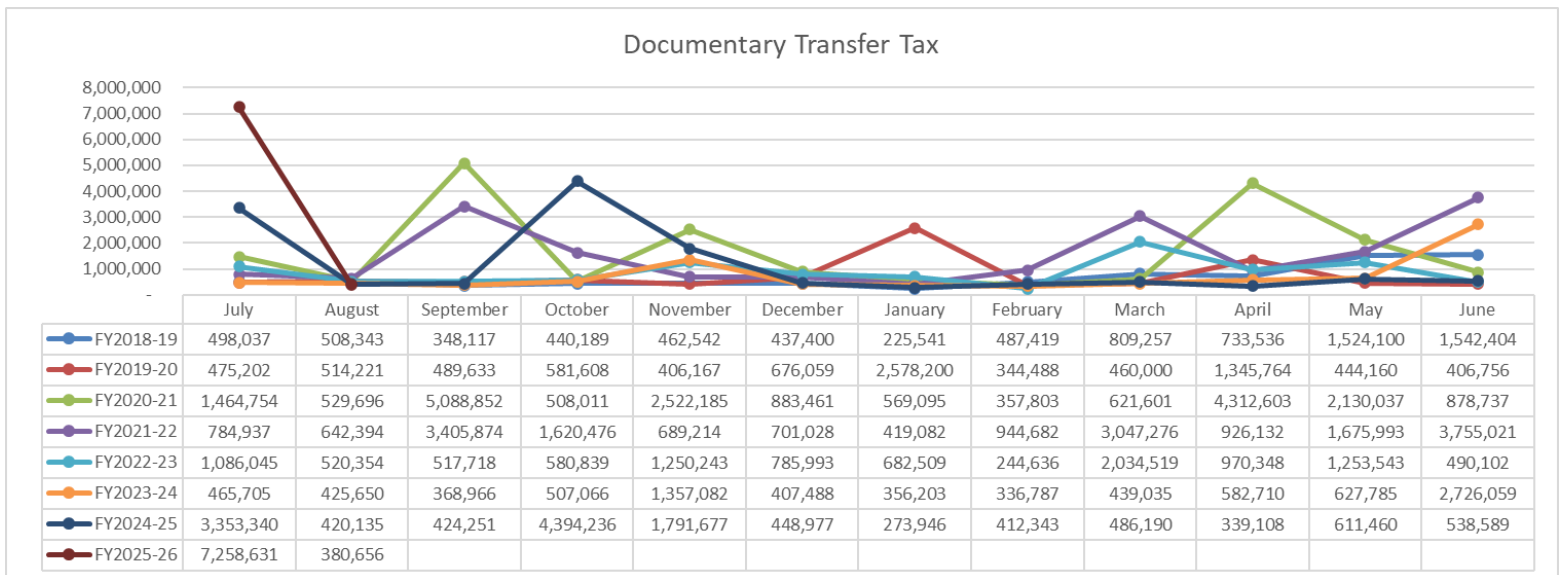
In FY2023-24, the City budgeted \$13.3 million for the Transfer Tax category and received \$8.6 million, equating to a difference of \$4.7 million.

In FY2024-25, the City budgeted \$7.4 million. The difference between the budgeted amounts in these two years is that in the FY2024-25 budget, staff did not include property sales of over \$10 million in the formula. These few and unpredictable transactions skew the monthly sales figures.

For FY2025-26, the City budgeted \$13.6 million following the Guiding Fiscal Policy formula.

As a reminder, Measure H, approved by Richmond voters in November 2018, went into effect at the end of December 2018. Measure H increased the real estate transfer tax from 0.7 percent to 1.25 percent for properties with a sale price of over \$1 million but below \$3 million, 2.5 percent for properties with a sale price between \$3 - \$10 million, and 3.0 percent for properties with a sale price over \$10 million.

The table below shows each monthly payment going back to FY2018-19 and highlights the volatility of this revenue stream. Of note are the very high payments received in certain months which are shown as significant peaks.



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KRISTIN B. CONNELLY, CLERK-RECORDER

County of Contra Costa

555 Escobar Street * Martinez, CA 94553

Recorder (925) 335-7900 * Fax (925) 335-7926

Transfer Tax Monthly Detail by City

Report Date & Time

09/04/2025 17:07

**City: Rm Richmond
For Month: August 2025**

Document No.	Recording Date/Time	Transaction Date/Time	Action	City Split
				For Richmond
2025-0077748	08/01/2025 11:40	08/01/2025 11:40:00		\$5,957.00
2025-0077792	08/01/2025 11:55	08/01/2025 11:55:00		\$4,725.00
2025-0078025	08/01/2025 16:20	08/01/2025 16:20:00		\$1,855.00
2025-0078299	08/04/2025 12:41	08/04/2025 12:41:00		\$6,230.00
2025-0078324	08/04/2025 13:05	08/04/2025 13:05:00		\$4,060.00
2025-0078339	08/04/2025 14:03	08/04/2025 14:03:00		\$3,325.00
2025-0078795	08/05/2025 12:57	08/05/2025 12:57:00		\$4,725.00
2025-0079214	08/06/2025 10:20	08/06/2025 10:20:00		\$3,661.00
2025-0079219	08/06/2025 10:22	08/06/2025 10:22:00		\$980.00
2025-0079224	08/06/2025 10:25	08/06/2025 10:25:00		\$15,625.00
2025-0079345	08/06/2025 12:54	08/06/2025 12:54:00		\$4,725.00
2025-0079376	08/06/2025 13:23	08/06/2025 13:23:00		\$3,360.00
2025-0079711	08/07/2025 10:34	08/07/2025 10:34:00		\$3,325.00
2025-0080065	08/08/2025 09:43	08/08/2025 09:43:00		\$5,460.00
2025-0080149	08/08/2025 10:52	08/08/2025 10:52:00		\$5,943.00
2025-0080301	08/08/2025 13:30	08/08/2025 13:30:00		\$3,395.00
2025-0080351	08/08/2025 14:19	08/08/2025 14:19:00		\$2,800.00
2025-0080358	08/08/2025 14:21	08/08/2025 14:21:00		\$3,885.00
2025-0080373	08/08/2025 14:31	08/08/2025 14:31:00		\$4,585.00
2025-0080431	08/08/2025 14:50	08/08/2025 14:50:00		\$14,062.50
2025-0080580	08/11/2025 08:26	08/11/2025 08:26:00		\$6,881.00
2025-0080789	08/11/2025 11:40	08/11/2025 11:40:00		\$3,395.00
2025-0080878	08/11/2025 13:16	08/11/2025 13:16:00		\$4,557.00
2025-0080921	08/11/2025 13:58	08/11/2025 13:58:00		\$5,040.00
2025-0080984	08/11/2025 14:50	08/11/2025 14:50:00		\$4,620.00
2025-0081032	08/11/2025 15:54	08/11/2025 15:54:00		\$4,130.00
2025-0081195	08/12/2025 09:25	08/12/2025 09:25:00		\$3,290.00
2025-0081474	08/12/2025 13:27	08/12/2025 13:27:00		\$3,199.00
2025-0081926	08/13/2025 09:54	08/13/2025 09:54:00		\$5,075.00
2025-0082565	08/14/2025 11:55	08/14/2025 11:55:00		\$1,540.00
2025-0082912	08/15/2025 09:40	08/15/2025 09:40:00		\$13,500.00
2025-0083018	08/15/2025 10:47	08/15/2025 10:47:00		\$4,977.00
2025-0083030	08/15/2025 10:58	08/15/2025 10:58:00		\$4,200.00
2025-0083090	08/15/2025 11:56	08/15/2025 11:56:00		\$3,640.00
2025-0083113	08/15/2025 12:33	08/15/2025 12:33:00		\$15,000.00
2025-0083360	08/18/2025 08:50	08/18/2025 08:50:00		\$5,950.00
2025-0083370	08/18/2025 09:00	08/18/2025 09:00:00		\$6,006.00
2025-0083379	08/18/2025 09:10	08/18/2025 09:10:00		\$3,990.00
2025-0083528	08/18/2025 10:58	08/18/2025 10:58:00		\$5,075.00
2025-0083554	08/18/2025 11:29	08/18/2025 11:29:00		\$4,529.00
2025-0083557	08/18/2025 11:34	08/18/2025 11:34:00		\$3,892.00
2025-0083607	08/18/2025 12:47	08/18/2025 12:47:00		\$2,065.00
2025-0083894	08/19/2025 09:43	08/19/2025 09:43:00		\$4,060.00
2025-0084083	08/19/2025 12:44	08/19/2025 12:44:00		\$13,375.00
2025-0084289	08/19/2025 15:50	08/19/2025 15:50:00		\$6,720.00
2025-0084364	08/20/2025 08:00	08/20/2025 08:00:00		\$14,687.50
2025-0084790	08/20/2025 15:41	08/20/2025 15:41:00		\$3,843.00
2025-0085139	08/21/2025 11:26	08/21/2025 11:26:00		\$4,900.00
2025-0085324	08/21/2025 13:53	08/21/2025 13:53:00		\$3,850.00

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2025-0085504	08/22/2025 08:32	08/22/2025 08:32:00	\$5,908.00
2025-0085583	08/22/2025 09:06	08/22/2025 09:06:00	\$4,550.00
2025-0085661	08/22/2025 09:59	08/22/2025 09:59:00	\$4,046.00
2025-0085975	08/22/2025 14:56	08/22/2025 14:56:05	\$13,625.00
2025-0086356	08/25/2025 13:55	08/25/2025 13:55:00	\$6,300.00
2025-0086447	08/25/2025 15:13	08/25/2025 15:13:00	\$4,480.00
2025-0086478	08/25/2025 15:27	08/25/2025 15:27:00	\$3,465.00
2025-0086496	08/25/2025 15:37	08/25/2025 15:37:00	\$4,550.00
2025-0086512	08/25/2025 15:47	08/25/2025 15:47:00	\$2,100.00
2025-0086904	08/26/2025 12:56	08/26/2025 12:56:00	\$4,550.00
2025-0087340	08/27/2025 10:29	08/27/2025 10:29:00	\$13,850.00
2025-0087372	08/27/2025 10:57	08/27/2025 10:57:00	\$3,920.00
2025-0087482	08/27/2025 12:51	08/27/2025 12:51:00	\$3,913.00
2025-0087515	08/27/2025 13:13	08/27/2025 13:13:00	\$4,970.00
2025-0088008	08/28/2025 15:47	08/28/2025 15:47:00	\$3,150.00
2025-0088017	08/28/2025 15:51	08/28/2025 15:51:00	\$5,215.00
2025-0088024	08/28/2025 15:55	08/28/2025 15:55:00	\$6,146.00
2025-0088033	08/28/2025 16:01	08/28/2025 16:01:00	\$2,380.00
2025-0088359	08/29/2025 13:31	08/29/2025 13:31:00	\$4,893.00
2025-0088385	08/29/2025 13:53	08/29/2025 13:53:00	\$3,675.00
2025-0088431	08/29/2025 14:27	08/29/2025 14:27:00	\$3,150.00
2025-0088573	08/29/2025 16:03	08/29/2025 16:03:00	\$3,150.00

Total \$ of Cap docs \$330,732.00

Total:

\$380,656.00

Total Count of Cap

docs 53

Count:

71