

Document Transfer Tax for March 2026 (Attachment 4)

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 \$250 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.

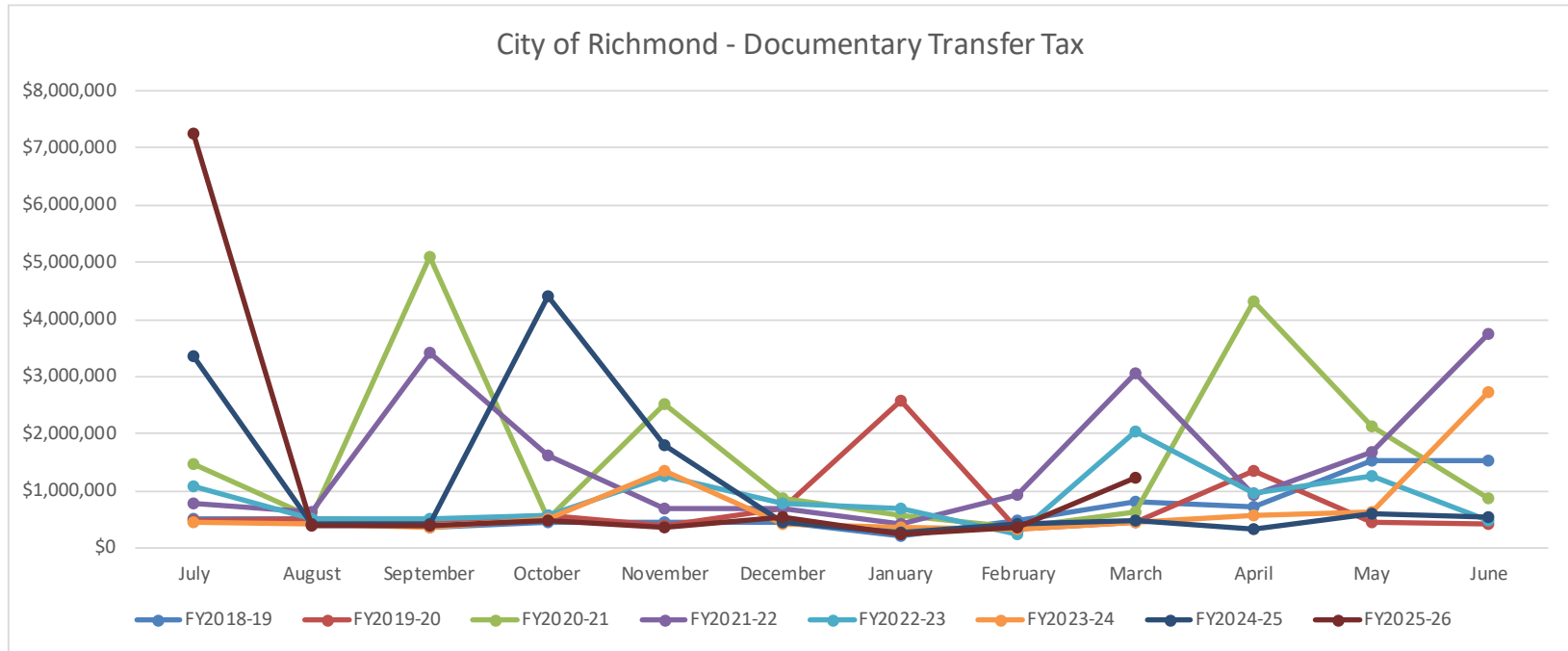
In FY2024-25, the City budgeted \$7.4 million. The difference between the budgeted amounts in these two years is that in the FY2024-25 budget, staff did not include property sales of over \$10 million in the formula. These few unpredictable transactions skew the monthly sales figures.

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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Fiscal Year	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2018-19	498,037	508,343	348,117	440,189	462,542	437,400	225,541	487,419	809,257	733,536	1,524,100	1,542,404	8,016,886
FY2019-20	475,202	514,221	489,633	581,608	406,167	676,059	2,578,200	344,488	460,000	1,345,764	444,160	406,756	8,722,257
FY2020-21	1,464,754	529,696	5,088,852	508,011	2,522,185	883,461	569,095	357,803	621,601	4,312,603	2,130,037	878,737	19,866,835
FY2021-22	784,937	642,394	3,405,874	1,620,476	689,214	701,028	419,082	944,682	3,047,276	926,132	1,675,993	3,755,021	18,612,107
FY2022-23	1,086,045	520,354	517,718	580,839	1,250,243	785,993	682,509	244,636	2,034,519	970,348	1,253,543	490,102	10,416,847
FY2023-24	465,705	425,650	368,966	507,066	1,357,082	407,488	356,203	336,787	439,035	582,710	627,785	2,726,059	8,600,534
FY2024-25	3,353,340	420,135	424,251	4,394,236	1,791,677	448,977	273,946	412,343	486,190	339,108	611,460	538,589	13,494,250
FY2025-26	7,258,631	380,656	398,557	479,573	371,688	537,250	249,048	365,079	1,225,231				11,265,713

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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

04/07/2026 11:36

For Month: March 2026

Document No.	Recording Date/Time	Transaction Date/Time	Action	City Split	County Split	Transfer Tax Total	Location
For Richmond							
2026-0020267	03/02/2026 11:23	03/02/2026 11:23:00		\$3,500.00	\$550.00	\$4,050.00	Main Office
2026-0020335	03/02/2026 13:17	03/02/2026 13:17:00		\$4,970.00	\$781.00	\$5,751.00	Main Office
2026-0020377	03/02/2026 14:30	03/02/2026 14:30:00		\$3,780.00	\$594.00	\$4,374.00	Main Office
2026-0020965	03/03/2026 14:18	03/03/2026 14:18:00		\$3,430.00	\$539.00	\$3,969.00	Main Office
2026-0021146	03/04/2026 07:59	03/04/2026 07:59:00		\$15,062.50	\$1,325.50	\$16,388.00	Main Office
2026-0021344	03/04/2026 09:49	03/04/2026 09:49:00		\$4,263.00	\$669.90	\$4,932.90	Main Office
2026-0021411	03/04/2026 11:03	03/04/2026 11:03:00		\$3,360.00	\$528.00	\$3,888.00	Main Office
2026-0021480	03/04/2026 12:00	03/04/2026 12:00:00		\$25,625.00	\$2,255.00	\$27,880.00	Main Office
2026-0021529	03/04/2026 12:57	03/04/2026 12:57:00		\$4,550.00	\$715.00	\$5,265.00	Main Office
2026-0021698	03/05/2026 08:02	03/05/2026 08:02:00		\$23,312.50	\$2,051.50	\$25,364.00	Main Office
2026-0022016	03/05/2026 12:15	03/05/2026 12:15:00		\$21.00	\$3.30	\$24.30	Main Office
2026-0022174	03/06/2026 07:59	03/06/2026 07:59:00		\$3,906.00	\$613.80	\$4,519.80	Main Office
2026-0022315	03/06/2026 09:15	03/06/2026 09:15:00		\$510,660.00	\$18,723.65	\$529,383.65	Main Office
2026-0022518	03/06/2026 12:01	03/06/2026 12:01:00		\$5,089.00	\$799.70	\$5,888.70	Main Office
2026-0022539	03/06/2026 12:52	03/06/2026 12:52:00		\$5,600.00	\$880.00	\$6,480.00	Main Office
2026-0022598	03/06/2026 14:15	03/06/2026 14:15:00		\$3,325.00	\$522.50	\$3,847.50	Main Office
2026-0022937	03/09/2026 12:58	03/09/2026 12:58:00		\$3,535.00	\$555.50	\$4,090.50	Main Office
2026-0023457	03/10/2026 13:33	03/10/2026 13:33:00		\$4,620.00	\$726.00	\$5,346.00	Main Office
2026-0023500	03/10/2026 13:59	03/10/2026 13:59:00		\$4,410.00	\$693.00	\$5,103.00	Main Office
2026-0023541	03/10/2026 14:43	03/10/2026 14:43:00		\$6,020.00	\$946.00	\$6,966.00	Main Office
2026-0023554	03/10/2026 14:55	03/10/2026 14:55:00		\$4,613.00	\$724.90	\$5,337.90	Main Office
2026-0023716	03/11/2026 08:24	03/11/2026 08:24:00		\$5,600.00	\$880.00	\$6,480.00	Main Office
2026-0023852	03/11/2026 10:22	03/11/2026 10:22:00		\$4,025.00	\$632.50	\$4,657.50	Main Office
2026-0023920	03/11/2026 11:28	03/11/2026 11:28:00		\$80,000.00	\$3,520.00	\$83,520.00	Main Office

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For Month: March 2026

Document No.	Recording Date/Time	Transaction Date/Time	Action	City Split	County Split	Transfer Tax Total	Location
2026-0023982	03/11/2026 13:10	03/11/2026 13:10:00		\$2,520.00	\$396.00	\$2,916.00	Main Office
2026-0024062	03/11/2026 15:21	03/11/2026 15:21:00		\$3,850.00	\$605.00	\$4,455.00	Main Office
2026-0024174	03/12/2026 09:10	03/12/2026 09:10:00		\$6,650.00	\$1,045.00	\$7,695.00	Main Office
2026-0024830	03/13/2026 13:06	03/13/2026 13:06:00		\$4,235.00	\$665.50	\$4,900.50	Main Office
2026-0024974	03/13/2026 15:02	03/13/2026 15:02:00		\$6,895.00	\$1,083.50	\$7,978.50	Main Office
2026-0024996	03/13/2026 15:14	03/13/2026 15:14:00		\$5,110.00	\$803.00	\$5,913.00	Main Office
2026-0025009	03/13/2026 15:22	03/13/2026 15:22:00		\$5,845.00	\$918.50	\$6,763.50	Main Office
2026-0025720	03/17/2026 09:43	03/17/2026 09:43:15		\$1,309.00	\$205.70	\$1,514.70	Main Office
2026-0025760	03/17/2026 10:39	03/17/2026 10:39:00		\$4,480.00	\$704.00	\$5,184.00	Main Office
2026-0025762	03/17/2026 10:53	03/17/2026 10:53:00		\$4,550.00	\$715.00	\$5,265.00	Main Office
2026-0025856	03/17/2026 12:23	03/17/2026 12:23:00		\$17,500.00	\$1,540.00	\$19,040.00	Main Office
2026-0026006	03/17/2026 14:05	03/17/2026 14:05:00		\$5,215.00	\$818.95	\$6,033.95	Main Office
2026-0026008	03/17/2026 14:08	03/17/2026 14:08:00		\$4,165.00	\$654.50	\$4,819.50	Main Office
2026-0026068	03/17/2026 15:36	03/17/2026 15:36:00		\$5,320.00	\$836.00	\$6,156.00	Main Office
2026-0026402	03/18/2026 11:16	03/18/2026 11:16:00		\$5,915.00	\$929.50	\$6,844.50	Main Office
2026-0026673	03/19/2026 07:45	03/19/2026 07:45:00		\$12,812.50	\$1,127.50	\$13,940.00	Main Office
2026-0027008	03/19/2026 11:21	03/19/2026 11:21:00		\$2,940.00	\$462.00	\$3,402.00	Main Office
2026-0027635	03/20/2026 11:12	03/20/2026 11:12:00		\$12,512.50	\$1,101.10	\$13,613.60	Main Office
2026-0028128	03/23/2026 12:26	03/23/2026 12:26:00		\$6,440.00	\$1,012.00	\$7,452.00	Main Office
2026-0028191	03/23/2026 13:50	03/23/2026 13:50:00		\$4,060.00	\$638.00	\$4,698.00	Main Office
2026-0028221	03/23/2026 14:31	03/23/2026 14:31:00		\$5,425.00	\$852.50	\$6,277.50	Main Office
2026-0028272	03/23/2026 15:20	03/23/2026 15:20:00		\$4,375.00	\$687.50	\$5,062.50	Main Office
2026-0028370	03/24/2026 08:18	03/24/2026 08:18:00		\$6,426.00	\$1,009.80	\$7,435.80	Main Office
2026-0028503	03/24/2026 10:17	03/24/2026 10:17:00		\$5,320.00	\$836.00	\$6,156.00	Main Office
2026-0028515	03/24/2026 10:28	03/24/2026 10:28:00		\$3,430.00	\$539.00	\$3,969.00	Main Office
2026-0028521	03/24/2026 10:32	03/24/2026 10:32:00		\$2,555.00	\$401.50	\$2,956.50	Main Office

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2026-0028548	03/24/2026 11:12	03/24/2026 11:12:00		\$4,907.00	\$770.55	\$5,677.55	Main Office
2026-0028661	03/24/2026 11:57	03/24/2026 11:57:00		\$5,271.00	\$828.30	\$6,099.30	Main Office
2026-0028876	03/24/2026 15:39	03/24/2026 15:39:00		\$3,262.00	\$512.60	\$3,774.60	Main Office
2026-0029699	03/26/2026 08:12	03/26/2026 08:12:00		\$3,948.00	\$620.40	\$4,568.40	Main Office
2026-0030149	03/26/2026 15:17	03/26/2026 15:17:00		\$4,970.00	\$781.00	\$5,751.00	Main Office
2026-0030152	03/26/2026 15:21	03/26/2026 15:21:00		\$3,500.00	\$550.00	\$4,050.00	Main Office
2026-0030216	03/27/2026 08:07	03/27/2026 08:07:00		\$3,080.00	\$484.00	\$3,564.00	Main Office
2026-0030407	03/27/2026 09:50	03/27/2026 09:50:00		\$6,370.00	\$1,001.00	\$7,371.00	Main Office
2026-0030521	03/27/2026 11:03	03/27/2026 11:03:00		\$4,200.00	\$660.00	\$4,860.00	Main Office
2026-0030726	03/27/2026 14:04	03/27/2026 14:04:00		\$4,235.00	\$665.50	\$4,900.50	Main Office
2026-0031167	03/30/2026 10:18	03/30/2026 10:18:00		\$3,479.00	\$546.70	\$4,025.70	Main Office
2026-0031205	03/30/2026 11:00	03/30/2026 11:00:00		\$4,123.00	\$647.90	\$4,770.90	Main Office
2026-0031338	03/30/2026 12:47	03/30/2026 12:47:00		\$5,208.00	\$818.40	\$6,026.40	Main Office
2026-0031365	03/30/2026 13:26	03/30/2026 13:26:00		\$4,354.00	\$684.20	\$5,038.20	Main Office
2026-0031426	03/30/2026 14:05	03/30/2026 14:05:00		\$6,426.00	\$1,009.80	\$7,435.80	Main Office
2026-0031444	03/30/2026 14:13	03/30/2026 14:13:00		\$4,165.00	\$654.50	\$4,819.50	Main Office
2026-0031488	03/30/2026 15:10	03/30/2026 15:10:00		\$2,905.00	\$456.50	\$3,361.50	Main Office
2026-0031659	03/31/2026 08:23	03/31/2026 08:23:00		\$4,760.00	\$748.00	\$5,508.00	Main Office
2026-0031723	03/31/2026 08:43	03/31/2026 08:43:00		\$5,285.00	\$830.50	\$6,115.50	Main Office
2026-0031774	03/31/2026 09:19	03/31/2026 09:19:00		\$250,000.00	\$11,000.00	\$261,000.00	Main Office
2026-0032054	03/31/2026 12:56	03/31/2026 12:56:00		\$4,893.00	\$768.90	\$5,661.90	Main Office
2026-0032071	03/31/2026 13:03	03/31/2026 13:03:00		\$2,758.00	\$433.40	\$3,191.40	Main Office

Total For Richmond

\$1,225,231.00

\$86,288.95

\$1,311,519.95