

Real Estate Transfer Tax

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

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 CONSIDERATION** of the real property, or a **Real Estate Transfer Valuation Affidavit** disclosing the total consideration shall be filed at the time the instrument is presented for recording (see above named acts for details). For the table for the Michigan Real Estate Transfer Tax amounts [click here](#).

No filing fee is charged for filing the "Real Estate Transfer Valuation Affidavit", but a statement must be made on the face of the instrument that a real estate transfer valuation affidavit is being filed.

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** presented for recording.

The tax shall be upon the person who is the seller or the 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 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 transfer tax.