# Fairfax Circuit Court
## Land Records Recordation Taxes And Fees

<table>
<thead>
<tr>
<th>Taxes and Fees</th>
<th>Recodation Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>$0.25 per $100 rounded to the next highest $100 (§58.1-801, 803)</td>
</tr>
<tr>
<td>County</td>
<td>$0.0833 per $100 rounded to the next highest $100 (§58.1-3800)</td>
</tr>
<tr>
<td>Grantor</td>
<td>$0.50 per $500 ($.10 per hundred) rounded to the next highest $500 (§58.1-802)</td>
</tr>
<tr>
<td>Regional Congestion Relief Fee</td>
<td>$0.10 per $100 rounded to the next highest $100 (§58.1-802.4)</td>
</tr>
<tr>
<td>Regional WMATA Capital Fee</td>
<td>$0.10 per $100 rounded to the next highest $100 (§58.1-802.3)</td>
</tr>
<tr>
<td>Transfer Fee</td>
<td>$1.00 on all deeds (§58.1-3314(3))</td>
</tr>
</tbody>
</table>

- **Clerk’s Fee**
  - The Clerk’s Fee is assessed for both the document and any attached plat(s).
  - **Documents:**
    - $23.00 for 1-10 pages or sheets
    - $37.00 for 11-30 pages or sheets
    - $57.00 for 31 or more pages or sheets
  - The document fees listed above include the $3.50 State Library fee (§17.1-275 A(2)) and the $5.00 Technology Trust Fund fee (§17.1-279).

- **Oversized Plat Sheets (larger than 8 ½" x 14"):**
  - $22.00 per sheet (§17.1-275(A)(2))
  - The Oversized Plat Sheet fee listed above includes the $3.50 State Library fee (§17.1-275 A(2)) and the $5.00 Technology Trust Fund fee (§17.1-279).

- **Regular Plat Sheets (no larger than 8 ½”x 14”):** There is no charge for recording regular sized plat sheets.

<table>
<thead>
<tr>
<th>Additional Fees:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Names</td>
<td>There is no charge for indexing additional names.</td>
</tr>
<tr>
<td>Deed Processing Fee</td>
<td>$20.00 for all deeds, certificates of satisfaction, partial certificates of</td>
</tr>
<tr>
<td></td>
<td>satisfaction, deeds of trust and mortgages not exempt under §58.1-801 and</td>
</tr>
<tr>
<td></td>
<td>§58.1-803.</td>
</tr>
<tr>
<td>ERecording Fee</td>
<td>$5.00 for each document submitted for recordation in the Deed Book received</td>
</tr>
<tr>
<td></td>
<td>through the mail or over-the-counter pursuant to §17.1-258.3:1. This fee is</td>
</tr>
<tr>
<td></td>
<td>waived for multi-jurisdiction documents.</td>
</tr>
<tr>
<td>Open Space Preservation Fee</td>
<td>$3.00 recordation fee on all documents recorded in the Deed Book. §58.1-817.</td>
</tr>
<tr>
<td>Instrument</td>
<td>Fee Breakdown</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Bill of Sale</td>
<td>State Tax; County Tax on value of goods; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Certificate of Satisfaction (all)</td>
<td>Clerk’s Fee, Deed Processing Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Contract</td>
<td>State Tax; County Tax, Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Dedication</td>
<td>Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Deeds</td>
<td>State Tax and County Tax based on sales price or fair market value, whichever is greater; Transfer Fee; Clerk’s Fee; Grantor Tax; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee, Regional WMATA Capital Fee, Regional Congestion Relief Fee</td>
</tr>
<tr>
<td>Deed Between Married Individuals</td>
<td>Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee (Cite VA Code section for tax exemption.)</td>
</tr>
<tr>
<td>Deed of Contribution</td>
<td>Transfer Fee; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Deed of Dissolution</td>
<td>Transfer Fee; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Deed of Distribution</td>
<td>Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Deed of Gift</td>
<td>Transfer Fee; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee (Cite VA Code section for tax exemption.)</td>
</tr>
<tr>
<td>Deed of Partition</td>
<td>Transfer Fee; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee (Cite VA Code section for tax exemption.)</td>
</tr>
<tr>
<td>Deed Pursuant to Property Settlement</td>
<td>Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee. (Cite VA Code section for tax exemption.)</td>
</tr>
<tr>
<td>Easement</td>
<td>$.25 State Tax; $.08 County Tax; Clerk’s Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Lease</td>
<td>State Tax and County Tax on total amount of lease or value of land, whichever is less; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Lease Communications Equipment</td>
<td>$15 State Tax, $5 County, Clerk’s Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Lease Communications Tower</td>
<td>$75 State Tax, $25 County Tax, Clerk’s Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Modification of Trust (terms only)</td>
<td>Clerk’s Fee, Open Space Preservation Fee</td>
</tr>
<tr>
<td>Modification of Trust (increase loan amount)</td>
<td>State and County Tax on amount borrowed, Clerk’s Fee, Deed Processing Fee, Open Space Preservation Fee</td>
</tr>
</tbody>
</table>
## Instrument Fee Breakdown

<table>
<thead>
<tr>
<th>Instrument</th>
<th>Fee Breakdown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgage</td>
<td>State Tax and County Tax on amount borrowed; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Option</td>
<td>State Tax and County Tax on amount offered to receive option; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Quitclaim Deed</td>
<td>Fee for quitclaim deed between husband and wife: $.50 State Tax; $.17 County Tax; Transfer Fee; Clerk’s Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee. See Deed for fee breakdown for all other quitclaim deeds.</td>
</tr>
<tr>
<td>Power of Appointment Release</td>
<td>Clerk’s Fee, Technology Trust Fund; Open Space Preservation Fee; additional $5 Clerk’s fee per §64.2-2730</td>
</tr>
<tr>
<td>Quitclaim Easement</td>
<td>$.25 State Tax; $.08 County Tax; Clerk’s Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Release of Trust/Deed of Release</td>
<td>$.50 State Tax; $.17 County Tax; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Refinance Trust</td>
<td>$0.18 State Tax; $0.06 County tax on amount of the trust; (Cite VA code section for exemption.); Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee; Deed Processing Fee.</td>
</tr>
<tr>
<td>Revocation of Transfer on Death Deed</td>
<td>State Tax and County Tax based on sales price or fair market value, whichever is greater; Grantor Tax; Regional WMATA Capital Fee; Regional Congestion Relief Fee (Cite VA code section for exemption for taxes, Regional WMATA Capital Fee and Regional Congestion Relief Fee.); Transfer Fee; Clerk’s Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Transfer on Death Deed</td>
<td>State Tax and County Tax based on sales price or fair market value, whichever is greater; Grantor Tax; Regional WMATA Capital Fee; Regional Congestion Relief Fee (Cite VA code section for exemption for taxes, Regional WMATA Capital Fee and Regional Congestion Relief Fee.); Transfer Fee; Clerk’s Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee</td>
</tr>
<tr>
<td>Trust</td>
<td>State and County Tax on amount borrowed; Clerk’s Fee; Technology Trust Fund; Open Space Preservation Fee</td>
</tr>
</tbody>
</table>

## The Following Documents are Recorded for Clerk’s Fee, Open Space Preservation Fee and Technology Trust Fund Fee Only

<table>
<thead>
<tr>
<th>Document</th>
<th>Fee Breakdown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affidavit</td>
<td>Homestead Deed</td>
</tr>
<tr>
<td>Affidavit of Affixation</td>
<td>Lien</td>
</tr>
<tr>
<td>Affidavit to Sever Affixation</td>
<td>Lis Pendens (provide civil action number)</td>
</tr>
<tr>
<td>Agreement</td>
<td>Master Deed</td>
</tr>
<tr>
<td>Appointment of Trustees</td>
<td>Mechanic’s Lien</td>
</tr>
<tr>
<td>Assignment of Proceeds</td>
<td>Merger</td>
</tr>
<tr>
<td>Assignment of Trust</td>
<td>Notice/Court Order</td>
</tr>
<tr>
<td>---------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Assumption Agreement</td>
<td>Permit</td>
</tr>
<tr>
<td>Attachment</td>
<td>Power of Attorney</td>
</tr>
<tr>
<td>By Laws</td>
<td>Release of Covenant Not to Encumber</td>
</tr>
<tr>
<td>Certificate of Extension</td>
<td>Release of Lien/Lis Pendens</td>
</tr>
<tr>
<td>Confirmation Deed (cite code section)</td>
<td>Resignation of Trustee</td>
</tr>
<tr>
<td>Corrective Affidavit</td>
<td>Subordination</td>
</tr>
<tr>
<td>Corrected of re-recorded Document</td>
<td>Substitute of Trustees</td>
</tr>
<tr>
<td>Covenant</td>
<td>Trust Agreement</td>
</tr>
<tr>
<td>Debtor's Petition</td>
<td>Vacation</td>
</tr>
<tr>
<td>Declaration</td>
<td>Waiver</td>
</tr>
</tbody>
</table>

### The Following Documents are Recorded for No Charge

**Easements for:**
- Town of Herndon
- Town of Clifton
- Town of Vienna
- City of Fairfax
- Fairfax County Park Authority

**Documents resulting from actions of the Fairfax County Board of Supervisors**

**Mine Reclamation Liens from the Virginia Dept. of Mines, Minerals and Energy**
### Judgment Docketing Fees

<table>
<thead>
<tr>
<th>Fee</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10.00</td>
<td>Docketing of Virginia (not Federal) Judgment and Assignment of Judgment</td>
</tr>
<tr>
<td>$10.00</td>
<td>Assignment of Judgment</td>
</tr>
<tr>
<td>$25.00</td>
<td>Docketing of Foreign Judgment</td>
</tr>
<tr>
<td>$5.00</td>
<td>Abstract of Judgment</td>
</tr>
<tr>
<td>$7.50</td>
<td>Triple Seal Abstract of Judgment</td>
</tr>
<tr>
<td>$2.50</td>
<td>Triple Seal Copy of General District Court Judgment</td>
</tr>
<tr>
<td>$5.00</td>
<td>Docketing and Releasing of IRS tax lien</td>
</tr>
<tr>
<td>No Fee</td>
<td>Release of Judgment</td>
</tr>
<tr>
<td>$10.00</td>
<td>Certificate of Extension of Limitation of Right to Enforce Judgment Lien</td>
</tr>
</tbody>
</table>