

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

Taxes and Fees	Recordation Cost
State	\$.25 per \$100 rounded to the next highest \$100 (§58.1-801 , 803)
County	\$.0833 per \$100 rounded to the next highest \$100 (§58.1-3800)
Grantor	\$.50 per \$500 (\$.10 per hundred) rounded to the next highest \$500 (§58.1-802)
Regional Congestion Relief Fee	\$.15 per \$100 rounded to the next highest \$100 (§58.1-802.2)
Transfer Fee	\$1.00 on all deeds (§58.1-3314(3))
Clerk's Fee	<p>The Clerk's Fee is assessed for both the document and the plat(s).</p> <p>Documents:</p> <p style="padding-left: 40px;">\$21.00 for 1-10 pages or sheets \$35.00 for 11- 30 pages or sheets \$55.00 for 31 or more pages or sheets</p> <p>The document fees listed above include the \$1.50 State Library fee (§17.1-275 A(2)) and the \$5.00 Technology Trust Fund fee (§17.1-279).</p> <p>Oversized Plat Sheets (larger than 8 ½" x 14"):</p> <p style="padding-left: 40px;">\$20.00 per sheet (§17.1-275(A)(2))</p> <p>The Oversized Plat Sheet fee listed above includes the \$5.00 Technology Trust Fund fee (§17.1-279).</p> <p>Regular Plat Sheets (no larger than 8 ½"x 14"):</p> <p>There is no charge for recording regular plat sheets.</p>
Additional Fees:	
Additional Names	There is no charge for indexing additional names.
Deed Processing Fee	\$20.00 for all deeds, certificates of satisfaction, partial certificates of satisfaction, deeds of trust and mortgages not exempt under §58.1-801 and §58.1-803 .
ERecording Fee	\$5.00 for each document submitted for recordation in the Deed Book received through the mail or over-the-counter pursuant to §17.1-258.3:1 . This fee is waived for documents specifically listed as being <u>unacceptable</u> for electronic filing on page 3 of the Documents Acceptable for Electronic Filing brochure found on the Circuit Court's website.
Open Space Preservation Fee	\$1.00 recordation fee on all documents recorded in the Deed Book. §58.1-817 .

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Instrument	Fee Breakdown
Bill of Sale	State Tax; County Tax on value of goods; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Certificate of Satisfaction (all)	Clerk's Fee, Deed Processing Fee; Open Space Preservation Fee
Contract	State Tax; County Tax, Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Dedication	Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee;
Deeds	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 Congestion Relief Fee
Deed of Contribution	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Deed of Dissolution	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Deed of Distribution	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Deed of Gift	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee (Cite VA Code section for tax exemption.)
Deed of Partition	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee (Cite VA Code section for tax exemption.)
Deed Between Married Individuals	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee (Cite VA Code section for tax exemption.)
Deed Pursuant To Property Settlement	Transfer Fee; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee. (Cite VA Code section for tax exemption.)
Easement	\$.25 State Tax; \$.08 County Tax; Clerk's Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee
Lease	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
Lease Communications Equipment	\$15 State Tax, \$5 County, Clerk's Fee; Open Space Preservation Fee
Lease Communications Tower	\$75 State Tax, \$25 County Tax, Clerk's Fee; Open Space Preservation Fee
Modification of Trust (terms only)	Clerk's Fee, Open Space Preservation Fee
Modification of Trust (increase loan amount)	State and County Tax on amount borrowed, Clerk's Fee, Deed Processing Fee, Open Space Preservation Fee
Mortgage	State Tax and County Tax on amount borrowed; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Option	State Tax and County Tax on amount offered to receive option;

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Instrument	Fee Breakdown
	Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Quitclaim Deed	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.
Power of Appointment Release	Clerk's Fee, Technology Trust Fund; Open Space Preservation Fee; additional \$5 Clerk's fee per §64.2-2730
Quitclaim Easement	\$.25 State Tax; \$.08 County Tax; Clerk's Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee
Release of Trust/Deed of Release	\$.50 State Tax; \$.17 County Tax; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee
Refinance Trust	\$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.
Revocation of Transfer on Death Deed	State Tax and County Tax based on sales price or fair market value, whichever is greater; Grantor Tax; Regional Congestion Relief Fee (Cite VA code section for exemption for taxes and Regional Congestion Relief Fee.); Transfer Fee; Clerk's Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee
Transfer on Death Deed	State Tax and County Tax based on sales price or fair market value, whichever is greater; Grantor Tax; Regional Congestion Relief Fee (Cite VA Code section for tax exemption.); Transfer Fee; Clerk's Fee; Technology Trust Fund; Deed Processing Fee; Open Space Preservation Fee
Trust	State and County Tax on amount borrowed; Clerk's Fee; Technology Trust Fund; Open Space Preservation Fee

The Following Documents are Recorded for Clerk's Fee, Open Space Preservation Fee and Technology Trust Fund Fee Only	
Affidavit	Homestead Deed
Affidavit of Affixation	Lien
Affidavit to Sever Affixation	Lis Pendens (provide civil action number)
Agreement	Master Deed
Appointment of Trustees	Mechanic's Lien
Assignment of Proceeds	Merger
Assignment of Trust	Notice/Court Order
Assumption Agreement	Permit
Attachment	Power of Attorney
By Laws	Release of Covenant Not to Encumber

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Certificate of Extension	Release of Lien/Lis Pendens
Confirmation Deed (cite code section)	Resignation of Trustee
Corrective Affidavit	Subordination
Corrected of Re-recorded Document	Substitute of Trustees
Covenant	Trust Agreement
Debtor's Petition	Vacation
Declaration	Waiver

The Following Documents are Recorded for No Charge
Easements for: <div style="margin-left: 40px;"> Town of Herndon Town of Clifton Town of Vienna City of Fairfax Fairfax County Park Authority </div>
Documents resulting from actions of the Fairfax County Board of Supervisors
Mine Reclamation Liens from the Virginia Dept. of Mines, Minerals and Energy

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Judgment Docketing Fees	
\$10.00	Docketing of Virginia (not Federal) Judgment and Assignment of Judgment
\$10.00	Assignment of Judgment
\$25.00	Docketing of Foreign Judgment
\$5.00	Abstract of Judgment
\$7.50	Triple Seal Abstract of Judgment
\$2.50	Triple Seal Copy of General District Court Judgment
\$5.00	Docketing and Releasing of IRS tax lien
No Fee	Release of Judgment