



Barnstable County Deeds Transfer Tax Proposal

Background:

Barnstable County Commissioners voted recently to include in their proposed budget for Fiscal 2010 a significant increase in the transfer tax paid when a home is sold.

The proposed increase of \$0.43 per thousand would raise the tax to \$6.13 per thousand from the current \$5.70 per \$1000 of sales price.

Position: The Cape Cod Chamber of Commerce opposes the proposed increase in deed transfer tax by Barnstable County.

- Barnstable County already boasts the highest transfer tax in Massachusetts at \$5.70 per \$1000 of sales price. That translates into a tax of \$1710 for the sale of a \$300,000 home in addition to significant recording fees.
- During these very challenging economic times, many home sellers are suffering from historic declines in value and equity. The additional tax would be applied at a time when some are selling for less than what they paid for their home or less than what they owe their lender.
- With the significant downturn in the economy any proposed County budget should not include greater taxpayer hardship.
- We would encourage, in all phases of government, initiatives aimed at trimming operating costs and seeking greater efficiencies before advancing any new revenue proposals. If after all possible reforms are accomplished, additional funding is required we urge any revenue generation recommendations by county government should be applied in the smallest increment across the broadest group possible and utilizes an equitable redistribution formula.

Adopted by unanimous vote of the Board of Directors 04.01.09