



CLOSING CUSTOMS – RI

AN OVERVIEW OF RHODE ISLAND CLOSING CUSTOMS

DEEDS IN USE:

- Warranty
- Quitclaim
- Bargain and Sale

MANNER OF HOLDING TITLE:

- Joint Tenants
- Tenants by Entirety
- Tenants in Common

CONVEYANCE TAX:

- \$2.30 per \$500.00
- Commonly known as \$4.60 per \$1,000.00

MUNICIPAL LIEN CERTIFICATES:

- Required to be recorded in conjunction with all transactions, order certificate at time of search

Request fee: \$25.00 (usually)

Recording fee: \$8.00

TAXES:

- Assessed December 31st, each year.

SMOKE DETECTOR CERTIFICATES:

- Fire Marshal of each town must issue certificate to seller to present to buyer. Should retain in buyers' file.

RI RESIDENCY REQUIREMENT:

- Non-resident seller subject to a 6% (if person) and 7% (if corporation) withholding tax at the time of sale based upon the net gain. Buyer responsibility to comply and failure to comply creates lien on real estate.
- Residency Affidavits are required for RI residents and residency clause must be included in deed of conveyance, similar to "Grantor hereby covenants that no withholding is required pursuant to 44-30-71.3 as he is a resident of Rhode Island, as evidenced by affidavit."

Forms for Affidavits, Withholding Filings and Discharges for liens available at www.tax.state.ri.us, or call CATIC.

DEEDS OF CONVEYANCE:

- Must include the specific amount of consideration paid or detail why no 'Transfer Tax Stamps are required.

UNDERWRITING QUESTIONS:

Call CATIC at 1-800-652-6155.

Rhode Island Office

450 Veterans Memorial Parkway, Suite 7B, East Providence, RI 02914

T: (401) 885-0030 Toll Free: (800) 652-6155 F: (401) 885-0032

CATIC Headquarters

101 Corporate Place, Rocky Hill, Connecticut 06067

T: (860) 529-8855 Toll Free: (800) 842-2216 F: (860) 563-4833