

# 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 prsent 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 income. 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

www.CATIC.com

(401) 885-0030

CONNECTICUT MAINE MASSACHUSETTS NEW HAMPSHIRE RHODE ISLAND VERMONT