

**CONNECTICUT
REAL ESTATE CONVEYANCE TAX RATES
Effective through June 30, 2007***

	Municipal Tax	State Tax	Total Tax
Residential			
\$800,000 or less	0.25%**	0.5%	0.75%
Portion over \$800,000	0.25%**	1.0%	1.25%
Non-Residential	0.25%**	1.0%	1.25%

*On March 15, 2003 the Legislature increased the municipal conveyance tax from 0.11% to 0.25%. It was supposed to return to 0.11% on July 1, 2005, but the Legislature extended the sunset until June 30, 2007.

** A local option for “targeted communities” allows the municipality to charge double the rate to 0.5%. The following Eastern Connecticut communities have adopted the increased tax:

- Groton
- New London
- Norwich
- Windham

Residential examples:

\$300,000 sale in Ledyard

Municipal Tax = \$300,000 x 0.25% =	\$ 750.00
State Tax = \$300,000 x 0.5% =	\$1,500.00
Total Tax =	\$2,250.00

\$300,000 sale in Norwich (targeted community)

Municipal Tax = \$300,000 x 0.5% =	\$1,500.00
State Tax = \$300,000 x 0.5% =	\$1,500.00
Total Tax =	\$3,000.00

\$1,000,000 sale in Ledyard

Municipal Tax = \$1,000,000 x 0.25% =	\$2,500.00
State Tax = \$800,000 x 0.5% =	\$4,000.00
State Tax = \$200,000 x 1.0% =	\$2,000.00
Total Tax =	\$8,500.00

\$1,000,000 sale in Norwich (targeted community)

Municipal Tax = \$1,000,000 x 0.5% =	\$ 5,000.00
State Tax = \$800,000 x 0.5% =	\$ 4,000.00
State Tax = \$200,000 x 1.0% =	\$ 2,000.00
Total Tax =	\$11,000.00