



ERIE COUNTY CLERK OF RECORDS

RECORDER OF DEEDS DIVISION

Aubrea Hagerty-Haynes,
Clerk of Records

Erie County Courthouse | 140 W. Sixth St., Suite 121, Erie, PA 16501 | Phone 814-451-6246
Fax: 814-451-6213 | www.eriecountypa.gov | recorder@eriecountypa.gov

EFFECTIVE JULY 1, 2026

2026 FEE SCHEDULE

<u>INSTRUMENT TYPE</u>	<u>BASE FEE</u>	<u>ADDITIONAL ITEMS</u>
Deed	\$87.00 *	*Indexed Names over 4 \$0.50/Name
Mortgage	\$87.00 *	*Pages over 4 \$2.00/Page
Excerpt of Adjudication/Decree	\$87.00 *	
Declaration of Acquisition	\$87.00 *	
Mortgage Satisfaction	\$59.75 *	*Additional Parcels \$.50/Parcel
Mortgage Assignment	\$59.75 *	Statement of Value \$ 2.00
Mortgage Release	\$59.75 *	
Mortgage Subordination	\$18.50 *	
<u>COPIES</u>		
Assignments of Rents & Leases	\$18.50*	
Land Contract/Installment Sale Agreement	\$59.75 *	Pick-up/ e-mail/ Fax \$0.25/Page
Easement/Right of Way	\$59.75 *	Certification \$1.00/Document
Agreement (Exempt from Realty Transfer Tax)	\$18.50 *	
Agreement (Subject to Realty Transfer Tax)	\$59.75 *	
Lease-30 year+	\$59.75 *	
Lease-Under 30 year	\$18.50 *	
Notary Appointment/Renewal	\$30.50	
Prothonotary Fee	\$3.50	
<u>MISCELLANEOUS</u>		
Subdivision Map/Land Development Map		Common Level Ratio: 1.99 (7/1/26-06/30/27)
Storm Water Management Map/Planned Community Map/ Condominium Plans	\$30.00	Internet Access: visit www.infoconcountyaccess.com
UCC Filings (UCC-1/UCC-3)	\$100.00	
ALL OTHER INSTRUMENTS	\$18.50*	

Phone Number: (814) 451-6246

Fax Number: (814) 451-6213

e-mail: recorder@eriecountypa.gov

MAILING ADDRESS: Recorder of Deeds
140 West 6th Street
Room 121
Erie, PA. 16501



**REALTY TRANSFER TAX
2025 COMMON LEVEL RATIO
REAL ESTATE VALUATION FACTORS**

July 2026

The following real estate valuation factors are based on sales data compiled by the State Tax Equalization Board in 2024. These factors are the mathematical reciprocals of the actual common level ratio (CLR). For Pennsylvania Realty Transfer Tax purposes, these factors are applicable for documents accepted from **July 1, 2026 to June 30, 2027**. The date of acceptance of a document is rebuttably presumed to be its date of execution, that is, the date specified in the body of the document as the date of the instrument (61 Pa. Code § 91.102).

<u>COUNTY</u>	<u>CLR FACTOR</u>	<u>COUNTY</u>	<u>CLR FACTOR</u>	<u>COUNTY</u>	<u>CLR FACTOR</u>
Adams	1.48	Elk	5.56	Montour	2.23
Allegheny	2.03	Erie	1.99	Northampton	6.21
Armstrong	4.07	Fayette	2.46	Northumberland	10.53
Beaver	1.34	Forest	8.77	Perry	1.00
Bedford	1.91	Franklin	13.89	Philadelphia	1.06
Berks	3.12	Fulton	4.95	Pike	11.24
Blair	1.28	Greene	2.75	Potter	6.21
Bradford	5.99	Huntingdon	8.00	Schuylkill	1.00
Bucks	17.86	Indiana	1.42	Snyder	10.87
Butler	16.67	Jefferson	5.24	Somerset	5.52
Cambria	8.93	Juniata	13.51	Sullivan	2.47
Cameron	5.03	Lackawanna	1.00	Susquehanna	6.13
Carbon	5.81	Lancaster	2.00	Tioga	1.25
Centre	6.10	Lawrence	2.20	Union	2.33
Chester	3.27	Lebanon	1.92	Venango	2.05
Clarion	1.00	Lehigh	2.13	Warren	1.00
Clearfield	5.21	Luzerne	1.14	Washington	1.47
Clinton	1.93	Lycoming	2.29	Wayne	1.49
Columbia	7.35	McKean	2.08	Westmoreland	11.49
Crawford	6.33	Mercer	9.52	Wyoming	9.01
Cumberland	1.56	Mifflin	4.83	York	2.05
Dauphin	2.61	Monroe	2.27		
Delaware	1.83	Montgomery	3.36		