New York State Department of Taxation and Finance

Mortgage Recording Tax Return

MT-15
(12/09)

General information

Use Form MT-15 to compute the mortgage recording tax due when the mortgaged real property is located in more than one locality, and the localities where the property is located impose tax at different rates. Use this form in the following instances:

- The mortgaged property is located in more than one county, and one or more but not all of the counties are located in the Metropolitan Commuter Transportation District (MCTD). The MCTD includes the counties of New York, Bronx, Kings, Queens, Richmond, Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and Westchester.
- The mortgaged property is located in more than one county and the **additional tax** applies in one or more but not all of the counties.
- The mortgaged property is located in more than one locality, and a local mortgage recording tax applies in one or more of the localities. See Schedule C, *Local mortgage recording taxes,* on page 3 for a list of the counties and cities imposing a local tax.
- The mortgaged property is located partially in and partially outside of Yonkers, but entirely in Westchester County.

Form MT-15 provides for an apportionment of the tax based on the relative assessed value of the real property encumbered by the mortgage. The apportioned tax must be paid to the recording officer of the county where the mortgage was first presented for recording.

Both the Tax Department and the recording officer where the mortgage was first recorded and the tax paid will audit Form MT-15. If there is an underpayment of the tax, the Tax Department will instruct the recording officer who collected the tax to notify the parties to the mortgage of the underpayment. If there is an overpayment, the Tax Department will notify the taxpayer.

Alternative to Form MT-15

In lieu of filing Form MT-15, you may compute the mortgage recording tax as if the real property is located entirely in the locality in which the greatest amount of tax is imposed. This amount of tax will be paid to the recording officer of the county where the mortgage is first presented for recording. Also, you should present Form MT-15.1, *Mortgage Recording Tax Claim for Refund,* to the recording officer to claim a refund.

The recording officer will confirm the relative assessed value of the property located in each locality and submit Form MT-15.1 to the Tax Department. The Tax Department will determine the proper total tax due and the amount of tax to be apportioned to each county. If there is an overpayment, the Tax Department will instruct the appropriate recording officer to refund the amount of the overpayment to the taxpayer or to a duly authorized representative.

General mortgage recording tax information

For additional information on the mortgage recording tax, see TSB-M-96(2)R, *General Questions and Answers on the Mortgage Recording Taxes.* You may download a copy from our Web site (at *www.nystax.gov).* The document is also available by fax at 1 800 748-3676, or you can call (518) 457-5431 (in-state callers without free long distance call 1 800 462-8100) to receive a copy by mail.

Specific instructions

Schedule A

Line 1 — Enter the amount of the mortgage, rounding to the nearest hundred dollars. If the value to be rounded is $50 or less, round down. If greater, round up.

Schedule B

Line 4 — If the mortgage is for real property **principally improved or to be improved by a one- or two-family residence or dwelling,** subtract $10,000 from the amount on line 1, and enter the balance on line 4.

Line 6 — If any portion of the mortgaged property is located in the MCTD, list each county and enter the assessed value of the mortgaged property located in that county. Include any mortgaged property that is located in the counties of New York, Bronx, Kings, Queens, Richmond, Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and Westchester. Total the assessed values and enter on line 6.

Line 8 — If any portion of the mortgaged property is located in a county outside the MCTD that imposes the additional tax, list each county and enter the assessed value of the mortgaged property located in that county. See *Table 2* on page 4 for a list of counties imposing the additional tax. Also include any mortgaged property that is located in the counties of Albany, Cattaraugus, Chautauqua, Essex, Genesee, Rensselaer, Schenectady, Steuben, Warren, Wayne, and Wyoming. Total the assessed values and enter on line 8.

Line 9 — If any portion of the mortgaged property is located in a county that does not impose the additional tax, list each county and enter the assessed value of the mortgaged property located in that county. See *Table 3* on page 4 for a list of counties that do not impose the additional tax. Also include any mortgaged property that is located in the counties of Broome, Columbia, Cortland, Greene, Hamilton, Herkimer, Lewis, Schoharie, Sullivan, and Yates. Total the assessed values and enter on line 9.

Schedule C

Lines 16 through 20 — Enter in decimal form the New York City tax rate for the type of mortgage being recorded from the *New York City* column located in *Table 4* on page 4. The decimal equivalents of the rates are $1.00 = .01, $1.125 = .01125, and $1.75 = .0175.

Column A — If the mortgaged property is located in a locality that imposes a separate tax, compute the local tax to be apportioned by multiplying the *Amount of mortgage* on line 1 by the *Tax rate* for the applicable locality. Enter the result in column A.

Column B — Enter on the appropriate line the assessed value of the mortgaged property that is located in each county or city that imposes a separate tax on mortgages.

Note: The assessed value of the mortgaged property that is located in Yonkers must also be included in the assessed value of the mortgaged property that is located in Westchester County.

> **Example:** *A mortgage covers property located in White Plains and Yonkers. The assessed value of the property located in White Plains is $200,000. The assessed value of the property in Yonkers is $300,000. The assessed value entered in column B for line 41, Westchester County, is $500,000. The assessed value entered in column B for line 42, Yonkers, is $300,000.*

Column C — Compute the apportionment factor for each line by dividing the amount in column B, *Assessed value,* by line 10, *Total assessed value.* Carry apportionment factor to at least six decimal places.

Column D — Compute the local tax apportioned for each line by multiplying column A, *Local tax to be apportioned,* by column C, *Apportionment factor.*

Sample

New York State Department of Taxation and Finance

Mortgage Recording Tax Return

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Prepare in duplicate. Please read the instructions on page 1 before completing this form.

Name of mortgagee			Amount of mortgage
Name of mortgagor			
Mailing address of mortgagor			Date of mortgage
City	State	ZIP code	

Schedule A - Basic and special additional mortgage recording taxes

			Tax due
1	Amount of mortgage *(rounded to the nearest hundred dollars)*	1.	
2	Basic tax *(multiply line 1 by .005)*	2.	
3	Special additional tax *(multiply line 1 by .0025)*	3.	

Schedule B - Additional mortgage recording tax

4	Mortgage amount after exclusion for mortgages on certain residential real property (see instructions for exclusion criteria). If exemption does not apply, enter amount from line 1.	4.	
5	Additional tax to be apportioned **in MCTD** *(multiply line 4 by .0030)*	5.	

6

MCTD counties **imposing** additional tax	Assessed value

Attach additional sheets if necessary

Total of assessed value in MCTD counties imposing additional tax ..... 6.

7 Additional tax to be apportioned **outside** MCTD *(multiply line 4 by .0025)* ..... 7.

8

Counties **imposing** additional tax outside MCTD	Assessed value

Attach additional sheets if necessary

Total of assessed value in counties **outside** MCTD imposing additional tax ..... 8.

9

Counties **suspending** additional tax	Assessed value

Attach additional sheets if necessary

Total assessed value in counties suspending additional tax ..... 9.

10	Total assessed value *(add lines 6, 8, and 9)*	10.	
11	Apportionment factor for MCTD counties *(divide line 6 by line 10)**	11.	.
12	Additional mortgage recording tax apportioned to MCTD counties *(multiply line 5 by line 11)*	12.	
13	Apportionment factor for counties outside MCTD *(divide line 8 by line 10)**	13.	.
14	Additional mortgage recording tax apportioned to counties outside MCTD *(multiply line 7 by line 13)*	14.	

* Carry apportionment factor on lines 11 and 13 to at least six decimal places.

Sample

15	Total from page 2 *(add lines 2, 3, 12, and 14 on page 2)*	15.	

Schedule C - Local mortgage recording taxes

	Locality	Tax rate	**A** Local tax to be apportioned *(multiply line 1 amount by tax rate)*	**B** Assessed value	**C** * Apportionment factor *(divide column B by line 10 amount)*		**D** Local tax apportioned *(multiply column A by column C)*
16	New York County *(see instructions)*	_____			.	16.	
17	Bronx County *(see instructions)*	_____			.	17.	
18	Kings County *(see instructions)*	_____			.	18.	
19	Queens County *(see instructions)*	_____			.	19.	
20	Richmond County *(see instructions)*	_____			.	20.	
21	Albany County	.0025			.	21.	
22	Broome County	.0025			.	22.	
23	Cattaraugus County	.0025			.	23.	
24	Chautauqua County	.0025			.	24.	
25	Columbia County	.0050			.	25.	
26	Cortland County	.0025			.	26.	
27	Essex County	.0025			.	27.	
28	Genesee County	.0025			.	28.	
29	Greene County	.0050			.	29.	
30	Hamilton County	.0025			.	30.	
31	Herkimer County	.0025			.	31.	
32	Lewis County	.0025			.	32.	
33	Rensselaer County	.0025			.	33.	
34	Rockland County	.0025			.	34.	
35	Schenectady County	.0025			.	35.	
36	Schoharie County	.0025			.	36.	
37	Steuben County	.0025			.	37.	
38	Sullivan County	.0025			.	38.	
39	Warren County	.0025			.	39.	
40	Wayne County	.0025			.	40.	
41	Westchester County *(including Yonkers)*	.0025			.	41.	
42	Yonkers (city)	.0050			.	42.	
43	Wyoming County	.0025			.	43.	
44	Yates County	.0025			.	44.	
45	**Total tax due** *(add lines 15 through 44 above)*					45.	

* Carry apportionment factor in column C amounts to at least six decimal places.

Sample

Signature of preparer	Date

Rate tables — Rate for each $100 and remaining major fraction thereof on principal debt secured by a mortgage

Table 1 — MCTD counties imposing the basic tax, special additional tax, and additional tax only ($1.05)

Dutchess, Nassau, Orange, Putnam, Suffolk

Table 2 — Counties outside the MCTD imposing the basic tax, special additional tax, and additional tax only ($1.00)

Allegany, Cayuga, Clinton, Delaware, Erie, Franklin, Fulton, Livingston, Monroe, Niagara, Oneida, Onondaga, Orleans, Oswego, Saratoga, Schuyler, Seneca, Washington

Table 3 — Counties imposing the basic tax and special additional tax only ($ .75)

Chemung, Chenango, Jefferson, Madison, Montgomery, Ontario, Otsego, St. Lawrence, Tioga, Tompkins, Ulster

Table 4 — New York City counties of New York, Bronx, Kings, Queens, and Richmond imposing the basic tax, special additional tax, additional tax, and New York City tax

	New York City tax	Basic tax	Special additional tax	Additional tax	Total
— All mortgages securing less than $500,000	$1.00	$ .50	$ .25	$ .30	$2.05
— Mortgages of one-, two-, or three-family houses and individual residential condominium units, securing $500,000 or more	$1.125	$ .50	$ .25	$ .30	$2.175
— All other mortgages securing $500,000 or more	$1.75	$ .50	$ .25	$ .30	$2.80

Table 5 — Other counties and cities imposing a local tax

Taxing jurisdiction	Local tax	Basic tax	Special additional tax	Additional tax	Total tax	Taxing jurisdiction	Local tax	Basic tax	Special additional tax	Additional tax	Total tax
Albany County	$ .25	$ .50	$ .25	$ .25	$1.25	Rensselaer County	$ .25	$ .50	$ .25	$ .25	$1.25
Broome County	$ .25	$ .50	$ .25		$1.00	Rockland County	$ .25	$ .50	$ .25	$ .30	$1.30
Cattaraugus County	$ .25	$ .50	$ .25	$ .25	$1.25	Schenectady County	$ .25	$ .50	$ .25	$ .25	$1.25
Chautauqua County	$ .25	$ .50	$ .25	$ .25	$1.25	Schoharie County	$ .25	$ .50	$ .25		$1.00
Columbia County	$ .50	$ .50	$ .25		$1.25	Steuben County	$ .25	$ .50	$ .25	$ .25	$1.25
Cortland County	$ .25	$ .50	$ .25		$1.00	Sullivan County	$ .25	$ .50	$ .25		$1.00
Essex County	$ .25	$ .50	$ .25	$ .25	$1.25	Warren County	$ .25	$ .50	$ .25	$ .25	$1.25
Genesee County	$ .25	$ .50	$ .25	$ .25	$1.25	Wayne County	$ .25	$ .50	$ .25	$ .25	$1.25
Greene County	$ .50	$ .50	$ .25		$1.25	Westchester County	$ .25	$ .50	$ .25	$ .30	$1.30
Hamilton County	$ .25	$ .50	$ .25		$1.00	Yonkers (city)	$ .50	$ .50	$ .25	$ .30	$1.80*
Herkimer County	$ .25	$ .50	$ .25		$1.00	Wyoming County	$ .25	$ .50	$ .25	$ .25	$1.25
Lewis County	$ .25	$ .50	$ .25		$1.00	Yates County	$ .25	$ .50	$ .25		$1.00

* Includes the $ .25 Westchester County local tax. See the note and example in the instructions for *Schedule C, Column B,* on page 1.

If you have any questions or require technical assistance with Form MT-15, please call (518) 457-8637; in-state callers without free long distance call 1 888 698-2914.

Sample