

GRADUATED PERCENT FEE

FORMERLY KNOWN AS THE MANSION TAX

EXPLAINED



The Fiscal Year 2026 New Jersey budget calls for an increase to the Graduated Percent Fee, formerly known as the mansion tax, effective July 10, 2025.



The Realty Transfer Fee, in place since 1968, is separate from the Graduated Percent Fee.



The Graduated Percent Fee (previously known as the “mansion tax”) was implemented starting in 2004 and, until this most recent budget was signed into law, was paid for by the buyer.



Effective July 10, 2025, the Graduated Percent Fee will now be entirely paid for by the seller.

GRADUATED PERCENT FEE FORMERLY KNOWN AS THE MANSION TAX

PRICE POINT	NEW FEE	FEE CHANGE	WHO PAYS THE FEE?
\$1,000,000.01 to \$2,000,000	1% Fee Existing Fee Changed from Buyer to Seller	Changed from Buyer to Seller	Changed from Buyer to Seller
\$2,000,000.01 to \$2,500,000	2% Fee	Increase of 1%	Seller
\$2,500,000.01 to \$3,000,000	2.5% Fee	Increase of 1.5%	Seller
\$3,000,000.01 to \$3,500,000	3% Fee	Increase of 2%	Seller
\$3,500,000.01 and Above	3.5% Fee	Increase of 2.5%	Seller



[RTF CALCULATOR](#)



[RESOURCES + FAQs](#)