

Variations From 1% Local Transfer Tax

As of January 21, 2026



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Pennsylvania imposes a realty transfer tax on every deed which is presented for recording based on the total amount of actual consideration. Usually, the transfer tax collected is a total rate of 2% of the actual consideration paid: 1% transfer tax goes to PA and the other 1% goes to the local governments. In some Counties, there are local governments that increase or decrease the local portion of the transfer tax to a percentage other than 1%, while the PA 1% portion remains the same. This chart highlights the local governments where some amount other than 1% transfer tax is imposed, and in all of these cases, you will still need to collect the additional 1% for PA. All other areas not mentioned below will simply charge the usual 1% local tax portion. Please note that transfer tax law in PA is very complex. This chart is not a summary of the extensive state and local laws, regulations, letter rulings and other guidance available. You should always assume that transfer tax is due on real estate transactions. The parties to the transaction should seek the advice of their own attorneys whenever they want to consider other legal options.

ALLEGHENY COUNTY		CENTRE COUNTY		LUZERNE COUNTY	
Bellevue Boro	1.5%	Fergusen Twp.	1.75%	Kingston Boro	1.5%
Bethel Park Municipality	1.5%	State College Boro	2%	Wilkes Barre, City of	2.5%
Greentree Boro	1.5%	Taylor Twp.	0.5%	Pittston, City of	2.5%
Hampton Twp.	1.5%				
McCandless Twp.	1.5%	CHESTER COUNTY		MERCER COUNTY	
McKeesport City	2%	Coatesville, City of	2.5%	Farrell, City of	2%
Monroeville Municipality	1.5%	Malvern Boro	1.5%	Hermitage, City of	2%
Mt. Lebanon Municipality	1.5%	Tredyffrin Twp.	1.5%	Sharon, City of	2%
Mt. Oliver Boro	2%			Greenville Boro	2%
O'Hara Twp.	1.5%	CLINTON COUNTY		PHILADELPHIA COUNTY	
Penn Hill Municipality	2%	Colebrook Twp.	0.5%	Philadelphia, City of	3.578%
Pine Twp.	1.5%	East Keating Twp.	0.5%		
Pittsburgh, City of / Pittsburgh School District	4%	DELAWARE COUNTY		SOMERSET COUNTY	
Pittsburgh, City of / Baldwin - Whitehall School District	3.5%	Chester City	1.5%	Wellersburg Boro	0.5%
Upper St. Clair Twp.	1.5%	Radnor Twp.	1.5%	WASHINGTON COUNTY	
West Deer Twp.	1.5%	Upper Darby Twp.	1.5%	Peters Township	1.5%
Whitehall Boro	1.25%	Upper Providence Twp.	2%	WESTMORELAND COUNTY	
BEAVER COUNTY		ERIE COUNTY		Greensburg, City of	1.5%
Georgetown Boro	0.5%	Edinboro Borough	1.5%	Latrobe, City of	1.5%
Hookstown Boro	0.5%	LACKAWANNA COUNTY		Murrysville Municipality	1.5%
BERKS COUNTY		Scranton, City of	2.7%	LEHIGH COUNTY	
Reading, City of	4.0%	LEHIGH COUNTY		Allentown, City of	1.5%