



SNYMAN'S INC
ATTORNEYS

Property transfer costs:

WHO PAYS WHAT?

**THE BUYER AND SELLER OF A
PROPERTY ARE RESPONSIBLE FOR
CERTAIN COSTS ASSOCIATED
WITH THE TRANSFER PROCESS.
HERE'S A LOOK AT WHO'S LIABLE
FOR WHAT.**

THE BUYER

Transfer fees	These are payable to the transfer attorneys and include provisions to obtain a) the rates clearance figures and certificate and b) the levy clearance figures and certificate from the body corporate or homeowners association, and to cover the cost of the rates consultant as well as the associated management admin fee.
Transfer duties	Any transfer duties in respect of the purchase price are payable to SARS and are included in the pro forma statement of account issued by the transfer attorneys.
Levy or rates split	The account issued by the transfer attorneys can also include provisions for a levy or rates split as certain managing agents and local authorities require that the attorneys arrange the pro rata split on registration of the property.
Bond registration fees	These are payable to the bond registration attorneys appointed by the bank.

THE SELLER

The bond	If there is a bond registered over the property, it must be settled along with the bond cancellation attorney fees. The bond cancellation attorney is appointed by the bank once the transfer attorneys have applied for settlement figures from the bank.
Rates clearance figures	These are issued by the local authority and include the outstanding amount owed to council. They also include provision for the payment of the account for a period of between three and five months. Certain councils may require additional certificates like a water clearance certificate and SPLUMA certificate.
Levy clearance figures	These are issued by the body corporate and homeowners association, if applicable. They include any arrears amount as well as provision for the payment of the account for a period of between two and three months.
Compliance certificates	These include electrical compliance, electric fence compliance, gas compliance and beetle certificates, where applicable.

FICA verification fee	This is required to confirm the identity of the seller in respect of the property.
Other transfer- specific costs	These can include the correction of an incorrect title deed, replacement of a lost title deed etc.

To calculate general transfer and bond registration fees, please use our [calculator](#). For a full and detailed quotation, please contact our office.