



# Fidelity National Title®



## CHICAGO TITLE®

### RIVERHEAD BRANCH

### PRICE LIST

EFFECTIVE DATE January 1, 2026

#### ABANDONMENT CERTIFICATION/MAP CERTIFICATION:

Search conducted for a 20 year period, certifying the chain of title and that all taxes have been paid in full prior to filing under Section 335 of the RPL with the Suffolk County Clerk.

|         |                          |                                |
|---------|--------------------------|--------------------------------|
| Charge: | Abandonment              | \$700.00 (one tax lot) + tax   |
|         | Map Certification        | \$700.00 (one tax lot) + tax   |
|         | Abandonment/Map combined | \$1,200.00 (one tax lot) + tax |
|         | Additional chains        | \$300.00 for each + tax        |
|         | Additional tax searches  | \$75.00 for each + tax         |

|              |                                     |          |
|--------------|-------------------------------------|----------|
| Filing fees: | Real Property Fee - 1 to 3 Lots     | \$75.00  |
|              | Real Property Fee - 4 to 9 Lots     | \$150.00 |
|              | Real Property Fee - 10 to 20 Lots   | \$250.00 |
|              | Real Property Fee - 21 Lots or more | \$400.00 |
|              | Suffolk County Clerk filing         | \$50.00  |
|              | Filing Service Charge               | \$250.00 |

ACRIS/WESTCHESTER PREP (INSURED) \$200.00

ACRIS/WESTCHESTER PREP (COURTESY) \$300.00

ARTICLES OF ORGANIZATION \$225.00 + tax

#### ATTORNEY SEARCH/LAST OWNER and LIEN SEARCH:

Search determines last owner and all liens of record against property with a copy of last deed is included with report. Taxes are included only if requested.

RESIDENTIAL Charge: \$550.00 + tax (with tax search requested \$625.00 + tax)

COMMERCIAL Charge: \$800.00 + tax (with tax search requested \$850.00 + tax)

**BANKRUPTCY SEARCH:**

\$25.00 + tax per name  
\$25.00 + tax per name (UPDATE SEARCH)

**BARCLAIM CERTIFICATION:**

Search determines the necessary parties to be served in an Action under Article 15 of the RPAPL and includes a tax search.

Charge: \$1,000.00 + tax

**BUSINESS SEARCH:**

Search consists of a 10 year search of judgments and federal tax liens and a 5 year search of UCC's (County and State) against the business name and the principals.

Charge: \$250.00 per name (County) + tax  
\$250.00 per name (State) + tax

**CANCELLATION FEE**

\$500 + departmental charges and extra work charges (if applicable)

**CERTIFICATE OF GOOD STANDING**

\$200.00 + tax

**CERTIFIED COPIES OF DOCUMENTS**

\$125.00 for cert Plus \$1 per page (includes Fed-Ex delivery)

**CERTIFIED TAX SEARCH**

(If described property)

\$225.00 + tax  
\$400.00 + tax

**CHAIN OF TITLE:**

Search includes the deed chain of title from a specific date. Copies of the deeds will be supplied if requested.

Charge: \$375.00 (first 20 years) + tax  
\$275.00 (for each additional 20 years) + tax

**CONDEMNATION**

\$800.00 + tax

**CO-OP SEARCH:**

Search determines the fee owner of the property and searches are run for Judgments, Federal Tax Liens, UCC's (County and State) and Mechanic's Liens (against Unit only) against the fee owner, shareholder and purchaser.

Charge: \$500.00 + tax plus Bankruptcy and Patriot

**COVENANTS AND RESTRICTIONS SEARCH (to facilitate a Purchase):**

Deed chain is searched to disclose the filing of any Covenants, Restrictions, Easement and/or Agreements of record.

Charge: \$350.00 + tax (per tax lot)

**COVENANTS AND RESTRICTIONS SEARCH (for information purposes):**

Deed chain is searched to disclose the filing of any Covenants, Restrictions, Easement and/or Agreements of record.

Charge: \$500.00 + tax (per tax lot)

**DEPOSIT FOR INDIVIDUAL** \$750.00 + tax

**DOING BUSINESS AS SEARCH** \$250.00 + tax

**ESCROW SERVICE CHARGE** \$50.00

**EXTRA CHAIN** \$300.00 + tax

**FORECLOSURE:**

Search to determine and certify the necessary parties for the foreclosure of a Mortgage.

**Zone 2:**

Residential Charge: \$650.00 Plus filing fees (Includes one contin)

Commercial Charge: \$1,000.00 minimum Plus copies, Plus filing fees (includes one contin)

**Zone 1:** (must be paid in advance)

Residential Charge: \$500.00 Plus filing fees, Plus examination fee (includes one contin)

Commercial Charge: \$750.00 minimum Plus copies, Plus filing fees, Plus examination fee (includes one contin)

**FULL TITLE - NO INSURANCE:**

Full Search of the premises, reported in Title Commitment form disclosing any exceptions to title found of record. Includes a tax search. Each add'l Tax Search \$68.00

**Zone 2:**

Residential Charge: \$750.00 + tax (one tax lot)

Commercial Charge: \$1,000.00 (minimum) + tax (one tax lot)

Extra Chains: \$300.00 + tax (per extra tax lot)

**Zone 1:** (must be paid in advance)

Residential Charge: \$500.00 + tax, Plus examination fee (one tax lot)

Commercial Charge: \$750.00 + tax, Plus examination fee (one tax lot)

Extra Chains: \$300.00 + tax (per extra tax lot)

Update charge: \$275.00 within one year

**GRANTEE/GRANTOR SEARCH**

\$275.00 + tax, per name, per Town

**Prior to 1977 additional charges**

**HEALTH DEPARTMENT TITLE CERTIFICATION:**

Search for 20 years to certify the last owner of record and any mortgagees, judgment or lien holders who must consent to the filing of Covenants and Restrictions pursuant to the Health Departments requirements.

Charge: \$650.00 + tax (includes continuations/updates)

**JUDGMENT AND FEDERAL TAX LIEN SEARCH:**

Search for 10 years in the County records against an individual.

Charge: \$150.00 + tax, per name

**LAST DEED OF RECORD (COPY OF)**

\$75.00 + tax

**LAST OWNER SEARCH:**

Search of Deeds, Lis Pendens and Surrogates Court to determine the last owner of record.

Charge: \$275.00 + tax (per tax lot)

**LIS PENDENS SEARCH**

\$175.00 + tax

**MECHANIC'S LIEN SEARCH**

\$175.00 + tax

**MECHANICS LIEN FORECLOSURE SEARCH:**

Search to determine the necessary parties to be served in the foreclosure of a Mechanic’s Lien. Also includes any items of record that the sale will be subject to.

Residential Charge: \$750.00 + tax Plus filing fees  
Commercial Charge: \$1,000.00 minimum + tax Plus filing fees

**MORTGAGE SEARCH:**

Search made of the chain of title for any open mortgages of record in the time period requested.

Charge: \$250.00 + tax (per tax lot)

**MUNICIPAL SEARCHES** (All charges are approximate-final charge to be determined once the search has been completed and subject to **SALES TAX**):

**AIR RESOURCES** \$86.00

**CERTIFICATE OF OCCUPANCY SEARCH:** \$80.00 Minimum

|                                  |          |
|----------------------------------|----------|
| Town of Babylon & Smithtown..... | \$250.00 |
| Town of Brookhaven.....          | \$160.00 |
| Town of East Hampton.....        | \$80.00  |
| Town of Huntington.....          | \$175.00 |
| Town of Islip.....               | \$200.00 |
| Town of Riverhead.....           | \$80.00  |
| Town of Shelter Island.....      | \$150.00 |
| Town of Southampton.....         | \$80.00  |
| Town of Southold.....            | \$80.00  |
| Village of East Hampton.....     | \$200.00 |
| Village of Garden City.....      | \$175.00 |
| Village of Ocean Beach.....      | \$300.00 |
| Village of Quogue.....           | \$175.00 |

|  |          |
|--|----------|
| <b>DEPARTMENT OF HIGHWAYS/SIDEWALK VIOLATION</b>     | \$80.00  |
| <b>EMERGENCY REPAIR SEARCH</b>                       | \$64.00  |
| <b>EMERGENCY REPAIR SEARCH (Village of Saltaire)</b> | \$275.00 |
| <b>FINAL WATER READING</b>                           | \$150.00 |
| <b>FLOOD ZONE SEARCH</b>                             | \$80.00  |
| <b>FUEL OIL PERMIT</b>                               | \$85.00  |
| <b>HEALTH DEPARTMENT</b>                             | \$85.00  |
| <b>LANDMARK SEARCH</b>                               | \$85.00  |

|   |                 |
|---|-----------------|
| <b>STREET MAINTENANCE REPORT</b>                    | \$80.00         |
| <b>STREET REPORT</b>                                | \$62.00         |
| <b>TAX SEARCH</b>                                   | \$68.00         |
| <b>UPDATED TAX SEARCH</b>                           | \$68.00         |
| <b>TAX SEARCH (CERTIFIED)</b>                       | \$225.00        |
| <b>TRUSTEES SEARCH Southampton/Southold</b>         | \$75.00         |
| <b>HOUSING &amp; BUILDING SEARCH</b>                | \$80.00 Minimum |
| <b>HOUSING &amp; BUILDING (Village of Saltaire)</b> | \$300.00        |
| <b>HOUSING &amp; BUILDING (Town of Southampton)</b> | \$120.00        |
| <b>FIRE SEARCH</b>                                  | \$80.00         |
| <b>SEWER SEARCH (SUFFOLK COUNTY)</b>                | \$80.00         |
| <b>SEWER SEARCH (NASSAU COUNTY)</b>                 | \$130.00        |

**PARTITION ACTION CERTIFICATION:**

Search to determine the necessary defendant pursuant to Article 9 Section 903 of the RPAPL and the permissible defendants pursuant to Article 9 Section 904 of the RPAPL.

Charge:       \$1,000.00 + tax

|                               |                        |
|-------------------------------|------------------------|
| <b><u>PATRIOT SEARCH</u></b>  | \$25.00 per name + tax |
| <b>UPDATED PATRIOT SEARCH</b> | \$25.00 per name + tax |

|   |                         |
|---|-------------------------|
| <b><u>PENDING LITIGATION SEARCH</u></b> | \$225.00 per name + tax |
|---|-------------------------|

|                                     |                |
|-------------------------------------|----------------|
| <b><u>PROOF OF PUBLICIATION</u></b> | \$200.00 + tax |
|-------------------------------------|----------------|

|                                     |          |
|-------------------------------------|----------|
| <b><u>RECORDING SERVICE FEE</u></b> |          |
| (INSURED PER DOCUMENT)              | \$25.00  |
| (NOT INSURED PER DOCUMENT)          | \$125.00 |

|                                 |                |
|---------------------------------|----------------|
| <b><u>SURROGATES SEARCH</u></b> | \$200.00 + tax |
|---------------------------------|----------------|

|                                 |  |
|---------------------------------|--|
| <b><u>SURVEY INSPECTION</u></b> | <b>\$135.00 for all towns unless specified below**</b> |
|---------------------------------|--|

- \*\* Southampton: \$175.00
- \*\* East Hampton: \$200.00
- \*\* Southold: \$225.00
- \*\* Fire Island: will cost anywhere from \$435.00 to \$600.00
- \*\* Shelter Island: will cost anywhere from \$250.00 to \$600.00
- \*\* Fishers Island: will cost anywhere from \$200.00 to \$600.00

**SURVEY LOCATE**

Survey Locate – Town of Brookhaven

\$75.00 + tax

\$125.00 + tax

**SHERIFF'S SALE CERTIFICATION:**

Search for Mortgage and Judgment Liens to certify necessary parties as required under Section 5236(c) of the Civil Practice Law and Rules.

Charge: \$1,000.00 + tax

**STREET DEDICATION SEARCH:**

Search to determine the record owner, open mortgages and taxes against the property to be dedicated.

Charge: \$850.00 + tax (first tax lot)  
\$300.00 + tax (each additional tax lot)

**SURPLUS MONIES PROCEEDING:**

Search to determine any person who has of record any interest or lien as required under Section 1361 of the RPAPL. Includes certification of the parties who have appeared or filed notices of claim for surplus monies in the action.

Charge: \$1,000.00+ tax

**TAX LIEN FORECLOSURE**

\$850.00 + tax, plus filing fees

**TAX REDEMPTION SEARCH:**

Search for at least 10 years prior to the filing of the tax deed, certifying the prior owner and open mortgages of record.

Charge: \$650.00 + tax (per tax lot)

**TITLE CERTIFICATION (Town of Brookhaven/Town of Southampton):**

Search for 20 years to certify the last owner of record and any mortgagees who must consent pursuant to the Towns requirements.

Charge: \$650.00 + tax (includes 1 continuation/update within 12 months)

Continuation/Update: Charge: \$250.00 + tax

**TITLE CERTIFICATION (Town of Riverhead)**

Charge: \$800.00 + tax (includes C&Rs and 50 year chain)

**UCC SEARCH:**

Search for 5 years against an individual or business.

Charge: \$125.00 + tax, per name (County)  
\$125.00 +tax, per name (State)  
\$200.00 +tax, per name (Outside NY)

**VARIANCE/SINGLE AND SEPARATE SEARCH:**

Search of the chains of title for the subject premises and all adjoining properties from the date given by the Town, to determine single and separate ownership.

Charge: \$750.00 + tax (Includes subject and 3 adjoining properties)  
\$525.00 + tax (when ordered with a Fee title)  
\$850.00 + tax (Towns of Huntington, Smithtown & Southold)  
\$575.00 + tax (when ordered with a Fee title)  
\$300.00 + tax (each additional parcel)

**WATER EASEMENT SEARCH** \$600.00 + tax

**ZONING LOT CERTIFICATION** \$850.00 + tax