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Nov 3, 2007

Land transfer tax seems best option

To The Editor: There has been a lot of misinformation about the land transfer tax in letters to the editor, some intentionally misleading and others indicating a lack of proper perspective. It seems to me that an "impact fee" on new houses would be the fairest "tax," because it's new residents who are causing the need for new infrastructure. If that isn't possible, a land transfer tax is perhaps the next best thing. Let's make sure we keep the numbers in proper perspective. The land transfer tax of .4 percent would be paid upon the sale of a property, which I would think wouldn't occur more often than about once every five years or so. By contrast, the real estate tax of .46 percent on the same property is paid yearly. And far worse, the real estate agent's commission for the sale of that property is 6 percent, 15 times more than the land transfer tax. Our county property taxes aren't unreasonable. Our tax rate of .46 percent is much less than the 1.16 percent I was paying in Virginia. The tax rate in much of the Northeast is about 2.5 percent, five times more than in Henderson County. Larason Lambert

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