

# IDAHO TITLE AGENTS

## 2026 FILED SHORT TERM ESCROW RATES

### BY COUNTY

Rates Effective as of: April 15, 2026

Base Rate	Rate Per \$1,000.00	Minimum Rate
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#### ADA COUNTY:

Alliance Title & Escrow, LLC	150.00	3.00	150.00
Alliance Title & Escrow, LLC (Refinance)	-	3.00	100.00
AmeriTitle, LLC		no escrows*	
Empire Title & Escrow	150.00	3.00	150.00
Empire Title & Escrow (Refinance)	-	3.00	150.00
Fidelity National Title	-	3.50	150.00
Fidelity National Title (Refinance)	-	3.00	150.00
First American Title Insurance Company	-	3.50	150.00
First American Title Insurance Co. (Refinance)	-	3.00	100.00
Pioneer Title Company	150.00	3.00	150.00
Pioneer Title Company (Refinance)	-	3.00	100.00
Stewart Title Company	150.00	3.00	150.00
Stewart Title Company (Refinance)	-	3.00	150.00
TitleFact, Inc.	150.00	3.00	150.00
TitleFact, Inc., (Single Party/Refinance)	-	3.00	100.00
TitleOne	150.00	3.00	150.00
TitleOne (Refinance)	-	3.00	100.00
Venture Title & Escrow Company	150.00	3.00	150.00
Venture Title & Escrow Company (Refinance)	-	3.00	100.00

#### ADAMS COUNTY:

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Timberline Title & Escrow	50.00	3.00	300.00
TitleOne***		no escrows*	

#### BANNOCK COUNTY:

Alliance Title & Escrow, LLC	150.00	3.00	400.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	200.00
AmeriTitle, LLC	150.00	3.00	400.00
AmeriTitle, LLC (Refinance)	150.00	3.00	250.00
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	250.00
Pioneer Title Company	150.00	3.00	350.00
Pioneer Title Company (Refinance)	150.00	3.00	250.00
TitleOne	150.00	3.00	400.00
TitleOne (Refinance)	150.00	3.00	200.00

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**BEAR LAKE COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	2.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	2.00	150.00
Northern Title Company of Idaho	100.00	2.00	500.00
Northern Title Company of Idaho (Refinance)	100.00	2.00	200.00

**BENEWAH COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.50	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.50	350.00

**BINGHAM COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	300.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	150.00
AmerTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	150.00
Pioneer Title Company	150.00	3.00	300.00
Pioneer Title Company (Refinance)	150.00	3.00	150.00
Title Financial Specialty Services		no escrows*	
TitleOne	150.00	3.00	300.00
TitleOne (Refinance)	150.00	3.00	150.00

**BLAINE COUNTY:**

AmeriTitle, LLC		no escrows*	
Blaine County Title, Inc.	-	1.50	500.00
Blaine County Title, Inc. (Refinance)	-	1.50	500.00
Flying S Title and Escrow of Idaho, Inc.	100.00	1.50	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	1.50	500.00
Pioneer Title Company	100.00	1.50	500.00
Pioneer Title Company (Refinance)	100.00	1.50	500.00
TitleFact, Inc.	100.00	1.50	500.00
TitleFact, Inc., (Single Party/Refinance)	100.00	1.50	500.00
TitleOne	100.00	1.50	500.00
TitleOne (Refinance)	100.00	1.50	500.00

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**BOISE COUNTY**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Fidelity National Title		no escrows*	
First American Title Insurance Company		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	75.00	3.00	100.00
Pioneer Title Company	150.00	3.00	150.00
Pioneer Title Company (Refinance)	-	3.00	100.00
Stewart Title Company	150.00	3.00	150.00
Stewart Title Company (Refinance)	-	3.00	150.00
TitleOne	150.00	3.00	150.00
TitleOne (Refinance)	-	3.00	100.00
Venture Title & Escrow Company	150.00	3.00	150.00
Venture Title & Escrow Company (Refinance)	-	3.00	100.00

**BONNER COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	300.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	200.00
AmeriTitle, LLC		no escrows*	
Bonner Title, LLC	100.00	3.00	200.00
Bonner Title, LLC (Refinance)	100.00	3.00	150.00
First American Title Insurance Company		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	350.00
North Idaho Title Ins	50.00	3.00	200.00
North Idaho Title Ins (Refinance)	50.00	3.00	200.00
Pioneer Title Company	100.00	3.00	400.00
Pioneer Title Company (Refinance)	100.00	3.00	400.00
TitleOne	75.00	3.00	200.00
TitleOne (Refinance)	75.00	3.00	200.00

**BONNEVILLE COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	400.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	150.00
AmeriTitle, LLC	150.00	3.00	400.00
AmeriTitle, LLC (Refinance)	150.00	3.00	250.00
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	400.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
Pioneer Title Company	100.00	3.00	300.00
Pioneer Title Company (Refinance)	100.00	3.00	150.00
TitleOne	100.00	3.00	400.00
TitleOne (Refinance)	100.00	3.00	150.00

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**BOUNDARY COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	200.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	200.00
Community Title of North Idaho	125.00	3.00	200.00
Community Title of North Idaho (Refinance)	125.00	3.00	200.00
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	200.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	200.00

**BUTTE COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

**CAMAS COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne		no escrows*	

**CANYON COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	150.00
Alliance Title & Escrow, LLC (Refinance)	-	3.00	100.00
AmeriTitle, LLC		no escrows*	
Empire Title & Escrow	150.00	3.00	150.00
Empire Title & Escrow (Refinance)	-	3.00	150.00
Fidelity National Title	-	3.50	150.00
Fidelity National Title (Refinance)	-	3.00	150.00
First American Title Insurance Company	-	3.50	150.00
First American Title Insurance Co. (Refinance)	-	3.00	100.00
Pioneer Title Company	150.00	3.00	150.00
Pioneer Title Company (Refinance)	-	3.00	100.00
Stewart Title Company	150.00	3.00	150.00
Stewart Title Company (Refinance)	-	3.00	150.00
TitleOne	150.00	3.00	150.00
TitleOne (Refinance)	-	3.00	100.00
Venture Title & Escrow Company	150.00	3.00	150.00
Venture Title & Escrow Company (Refinance)	-	3.00	100.00

**CARIBOU COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	300.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	150.00
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	300.00

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**CASSIA COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

**CLARK COUNTY**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	150.00

**CLEARWATER COUNTY:**

Clearwater County Land Title Co.	125.00	3.00	400.00
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**CUSTER COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Custer County Title	100.00	3.00	250.00
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00

**ELMORE COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	150.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	150.00
AmeriTitle, LLC		no escrows*	
Guaranty Title, Inc.	150.00	3.00	200.00
Guaranty Title, Inc. (Refinance)	150.00	3.00	200.00
TitleOne	150.00	3.00	150.00
TitleOne (Refinance)	150.00	3.00	150.00

**FRANKLIN COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
Northern Title Company of Idaho	100.00	3.00	200.00
Northern Title Company of Idaho (Refinance)	100.00	3.00	150.00

**FREMONT COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.		no escrows*	

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**GEM COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	150.00
Alliance Title & Escrow, LLC (Refinance)	-	3.00	100.00
AmeriTitle, LLC		no escrows*	
Fidelity National Title		no escrows*	
Pioneer Title Company	150.00	3.00	150.00
Pioneer Title Company (Refinance)	-	3.00	100.00
Stewart Title Company	150.00	3.00	150.00
Stewart Title Company (Refinance)	-	3.00	150.00
TitleOne	150.00	3.00	150.00
TitleOne (Refinance)	-	3.00	100.00
Venture Title & Escrow Company	150.00	3.00	150.00
Venture Title & Escrow Company (Refinance)	-	3.00	100.00

**GOODING COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	300.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

**IDAHO COUNTY:**

Idaho County Title Co., Inc.	100.00	3.00	200.00
Inland Title Company, Inc.		no escrows*	
Inland Title & Escrow, LLC	100.00	3.00	200.00

**JEFFERSON COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	400.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	150.00
AmeriTitle, LLC	150.00	3.00	400.00
AmeriTitle, LLC (Refinance)	150.00	3.00	250.00
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	150.00
TitleOne	150.00	3.00	400.00
TitleOne (Refinance)	150.00	3.00	150.00

**JEROME COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

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**KOOTENAI COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	300.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	200.00
AmeriTitle, LLC		no escrows*	
First American Title Insurance Company	100.00	3.00	300.00
First American Title Insurance Company (Refinance)	100.00	3.00	200.00
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	350.00
Kootenai County Title Company, Inc.	100.00	3.00	200.00
Kootenai County Title Company, Inc. (Refinance)	100.00	3.00	150.00
NexTitle North Idaho, LLC	150.00	3.00	500.00
NexTitle North Idaho, LLC (Refinance)	150.00	3.00	200.00
North Idaho Title Ins.	35.00	3.00	200.00
North Idaho Title Ins. ( Refinance)	35.00	3.00	200.00
Pioneer Title Company	100.00	3.00	500.00
Pioneer Title Company (Refinance)	100.00	3.00	300.00
Ticor Title	-	3.00	200.00
Ticor Title (Refinance)	-	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	200.00

**LATAH COUNTY:**

Alliance Title & Escrow, LLC	75.00	3.00	200.00
Alliance Title & Escrow, LLC (Refinance)	75.00	3.00	200.00
Latah County Title Company	75.00	3.00	200.00
Latah County Title Company (Refinance)	75.00	3.00	200.00
Pioneer Title Company	75.00	3.00	215.00
Pioneer Title Company (Refinance)	75.00	3.00	215.00

**LEMHI COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	400.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	300.00
AmeriTitle, LLC		no escrows*	
Lemhi Title Company	150.00	3.00	325.00
Pioneer Title Company		no escrows*	

**LEWIS COUNTY:**

Lewis County Title	100.00	3.00	300.00
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**LINCOLN COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

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**MADISON COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	500.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	350.00
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	350.00

**MINIDOKA COUNTY:**

Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

**NEZ PERCE COUNTY:**

Alliance Title & Escrow, LLC	75.00	3.00	200.00
Alliance Title & Escrow, LLC (Refinance)	75.00	3.00	150.00
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	75.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	75.00	3.00	300.00
Pioneer Title Company	40.00	3.00	200.00
Pioneer Title Company (Refinance)	40.00	3.00	150.00
TitleOne	75.00	3.00	200.00
TitleOne (Refinance)	75.00	3.00	200.00

**ONEIDA COUNTY:**

Northern Title Company of Idaho	100.00	3.00	200.00
Northern Title Company of Idaho (Refinance)	100.00	3.00	150.00

**OWYHEE COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
First American Title Insurance Company		no escrows*	
Pioneer Title Company	150.00	3.00	150.00
PioneerTitle Company (Refinance)	-	3.00	100.00
TitleOne	150.00	3.00	150.00
TitleOne (Refinance)	-	3.00	100.00

**PAYETTE COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC	100.00	3.00	300.00
AmeriTitle, LLC (Refinance)	100.00	3.00	100.00
Pioneer Title Company	100.00	3.00	300.00
PioneerTitle Company (Refinance)	100.00	3.00	100.00
TitleOne	100.00	3.00	300.00
TitleOne (Refinance)	-	3.00	100.00

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**POWER COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	150.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	150.00	3.00	150.00
Pioneer Title Company	150.00	3.00	300.00
Pioneer Title Company (Refinance)	150.00	3.00	150.00

**SHOSHONE COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	350.00

**TETON COUNTY:**

Alliance Title & Escrow, LLC	150.00	3.00	500.00
Alliance Title & Escrow, LLC (Refinance)	150.00	3.00	150.00
AmeriTitle, LLC		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	100.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.00	150.00
North Idaho Title Ins. dba Targhee National Title		no escrows*	
Teton County Title	100.00	3.00	500.00
Teton County Title (Refinance)	50.00	3.00	150.00
TitleOne	100.00	3.00	500.00
TitleOne (Refinance)	100.00	3.00	150.00

**TWIN FALLS COUNTY:**

Alliance Title & Escrow, LLC		no escrows*	
AmeriTitle, LLC	100.00	3.50	300.00
AmeriTitle, LLC (Refinance)	100.00	3.50	150.00
Flying S Title and Escrow of Idaho, Inc.	100.00	3.50	500.00
Flying S Title and Escrow of Idaho (Single Party)	100.00	3.50	150.00
Pioneer Title Company	100.00	3.50	300.00
Pioneer Title Company (Refinance)	100.00	3.50	150.00
TitleFact, Inc.	100.00	3.50	300.00
TitleFact, Inc., (Refinance)	100.00	3.50	150.00
TitleOne	100.00	3.50	300.00
TitleOne (Refinance)	100.00	3.50	150.00

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**VALLEY COUNTY:**

AmeriTitle, LLC	200.00	3.00	400.00
AmeriTitle, LLC (Refinance)	200.00	3.00	300.00
First American Title Insurance Company		no escrows*	
Flying S Title and Escrow of Idaho, Inc.	200.00	3.00	500.00
Flying S Title and Escrow of Idaho (Single Party)	200.00	3.00	300.00
Pioneer Title Company		no escrows*	
TitleOne	200.00	3.00	400.00
TitleOne (Refinance)	200.00	3.00	300.00

**WASHINGTON COUNTY:**

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AmeriTitle, LLC	100.00	3.00	300.00
AmeriTitle, LLC (Refinance)	100.00	3.00	100.00
Pioneer Title Company	100.00	3.00	300.00
Pioneer Title Company (Refinance)	-	3.00	100.00
Timberline Title & Escrow**	50.00	3.00	300.00
TitleOne	100.00	3.00	300.00
TitleOne (Refinance)	-	3.00	100.00

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\* Escrow services may be offered or conducted in other counties within Idaho.

\*\* Timberline Title & Escrow (Washington County) - Rates Effective as of April 24, 2026

\*\*\* TitleOne (Adams County) - New County License as of May 5, 2026