

Mail Completed Form To:



Washington State Department of Revenue
Taxpayer Account Administration
PO Box 47464
Olympia, WA 98504-7464

Washington State Department of Revenue
Real Estate Excise Tax Affidavit
Controlling Interest Transfer Return
Chapter 82.45 RCW – CHAPTER 458-61A WAC

This form must be used for reporting transfers of controlling interest and for buyer disclosure to the Department of Revenue. (Use Form No. 84-0001A for reporting transfers by deed or real estate contract to the county treasurer/recorder of the county in which the real property is located.)

1 TRANSFEROR (Attach a list for multiple transferors including percentage sold)
2 TRANSFEREE (Attach a list for multiple transferees including percentage bought)
AFFIDAVIT
I certify under penalty of perjury under the laws of the state of Washington that the information on this return is true and correct.
Signature of Transferor/Agent
Signature of Transferee/Agent

3 Name and address of entity whose ownership was transferred:
Type of entity (check one):
Corporation
Partnership
Trust
Limited Liability Company

4 Attach a list of names, addresses, and relationships of all entities affected by this transfer.

5 REAL PROPERTY VALUES: for on-line tax computation, fields A, B, and C are required.
A. Select location. For assistance finding a location, use the link below.
B. Enter County Tax Parcel number.
C. Enter the True & Fair Value of real property. (RCW 82.45.030(2))
D. True & Fair Value x State Rate
E. True & Fair Value x Local Rate
F. Add D & E to get Subtotal

Table with 7 columns: A. Location, B. County Tax Parcel No., C. True & Fair Value, D. State Excise Tax Rate (.0128), E. Local City/County Tax, F. Subtotal. Includes a grid for data entry.

6 TAX COMPUTATION:
1. Enter total tax due on line 1. If you owe interest or penalties enter the respective amounts in line 2 and 3. (RCW 82.45.100)
2. Sum the total of lines 1-3 to Total Due.
3. If you need assistance in completing this form, please contact the Department of Revenue at 360-704-5905.
4. Make check or money order payable to Washington State Department of Revenue.

Date of Transfer
If tax exemption is claimed, provide reference to WAC Title and Number below
Click here for a complete list of acceptable exemptions. (please click on additional links provided for further details on each WAC)
If you conclude that one of these exemptions applies to you please reference the Title and WAC number here.

If you are claiming a gift exemption under WAC 458-61A-201 you must include a completed Real Estate Excise Tax Supplemental Statement.

Department of Revenue Use Only

Summary table with 2 columns: Description, Amount. Rows include 1. Tax, 2. Delinquent Interest, 3. Delinquent Penalty, and TOTAL DUE.

Instructions

1. Enter the information for all individuals or entities transferring interest, including the percentage of interest transferred. Attach a list of additional transferors' information, if necessary.
2. Enter the information for all individuals or entities receiving interest, including the percentage of interest received. Attach a list of additional transferees' information, if necessary.

Both the transferor(s) and transferee(s) or Agent(s) of each must sign the affidavit certifying the accuracy of the information on this return.

3. Enter the information of the entity in which interest transferred. Check the box for the type of entity.
4. Attach a list of all subsidiaries of the transferred entity, including the addresses and relationships of all entities and assessed value of real property they own in Washington.
5. Select the Location, Local Tax Rate, Parcel Number and True and Fair Value of **all real property*** (Including Leasehold interest) in which the transferred entity has an interest. Calculate the State Tax, Local Tax and Subtotal.

Location Codes and Rates can be found using the Real Estate Excise Tax Rates publication on our website at <http://dor.wa.gov/Docs/forms/RealEstExcsTx/RealEstExTxRates.pdf>. Attach a spreadsheet showing additional real property information, if necessary. **If completing this form online, enter only the Location, Parcel Number and the True and Fair Value of each parcel. The additional blanks in this section will be automatically calculated.**

6. **Tax Computation:** Total the combined State and Local Tax.
 - Enter the date the interest in the entity transferred. Tax is due at the time of transfer. If tax is not paid within one month of the date of transfer, interest and penalties will apply.
 - The interest rate is variable and may be found on our website at <http://dor.wa.gov/docs/reports/InterstRatesExciseTx.pdf>.
 - Delinquent penalties are 5% one month after the due date; 10% two months after the due date; and 20% three months after the due date. (RCW 82.45.100)
 - If an exemption from paying the real estate excise tax is being claimed, enter the valid Washington Administrative Code (WAC) Title and Number for the exemption. If a WAC Title and Number are entered, the Total Due will be zero.

Real Estate Excise Tax rules and laws:

For further information about Controlling Interest Transfers, please see the rules and laws located at the following links: <http://apps.leg.wa.gov/RCW/default.aspx?cite=82.45>, <http://apps.leg.wa.gov/WAC/default.aspx?cite=458-61A-101>.

Audit:

Information you provide on this form is subject to audit by the Department of Revenue. Underpayments of tax will result in the issuance of a tax assessment with interest and penalties. Note: in the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed.

Ruling requests:

You may request a predetermination of your tax liability. The written opinion will be binding on both you and the Department based on the facts presented ([WAC 458-20-100\(9\)](#)). Send your ruling request to:

Department of Revenue
Taxpayer Information & Education
P.O. Box 47478
Olympia, WA 98504-7478
FAX 360-705-6655
Email: dorcommunications@dor.wa.gov

Perjury:

Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine ([RCW 9A.20.020 \(1C\)](#)).

Real Property:

"Real property" means land or anything affixed to land, including standing timber or crops. Examples: Buildings, condominiums, used park model trailers, used floating homes, underground irrigation systems or utilities, and other types of property that are permanently affixed such as leasehold improvements not required to be removed at the end of your lease. See WAC 458-61A-102 & WAC 458-61A-106 for additional information.