

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in multiple location codes on or after November 1, 2024. This affidavit will not be accepted unless all areas on all pages are fully completed. This form is your receipt when stamped by cashier. *Please type or print*.

Form 84 0001a

Check box if the sale occurred in more than on	ne location code.	Check box if partial sale, indicate % List percentage of ownership acquire	
1 Seller/Grantor Name		2 Buyer/Grantee Name	
Name		ivalile	
Mailing address		Mailing address	
City/state/zip		City/state/zip	
Phone (including area code)		Phone (including area code)	
3 Send all property tax correspondence to: ☐ Sa		List all real and personal property tax	Personal Assessed
Name	<u> </u>	parcel account numbers	property? value(s)
Mailing address			Ц
Mailing address			Ш
City/state/zip			
4 Street address of property This property is located in		(for unincornorated locations place	a salact your county)
Check box if any of the listed parcels are being Legal description of property (if you need more sp	segregated from anothe	r parcel, are part of a boundary line adjust	ment or parcels being merged.
5 Land use codes		7 List all personal property (tangible and	intangible) included in selling
Enter any additional codes		price.	
(see back of last page for instructions)			
Was the seller receiving a property tax exemption under RCW 84.36, 84.37, or 84.38 (nonprofit org., citizen or disabled person, homeowner with limite	or deferral senior ed income)? \(\square\) Yes \(\square\) No	If claiming an exemption, enter exemptic exemption. *See dor.wa.gov/REET for ex	
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agricultuclassified under RCW 84.34.020)? See ETA 3215. If yes, complete the predominate use calculator (s section 5).	ure (as	Exemption No. (sec/sub) Reason for exemption	
		Type of document	
6 Is this property designated as forest land per RC		Date of document	
Is this property classified as current use (open space		Gross selling	price
and agricultural, or timber) land per RCW 84.34?	☐ Yes ☐ No		duct)
Is this property receiving special valuation as histo property per RCW 84.26?	☐ Yes ☐ No		duct)
If any answers are yes, complete as instructed belo	DW.	Taxable selling	price
(1) NOTICE OF CONTINUANCE (FOREST LAND OR ONEW OWNER(S): To continue the current designation classification as current use (open space, farm a timber) land, you must sign on (3) below. The cou	ion as forest land and agriculture, or		state
determine if the land transferred continues to qua	lify and will indicate		Local
by signing below. If the land no longer qualifies or			state
continue the designation or classification, it will be compensating or additional taxes will be due and p			Local
or transferor at the time of sale (RCW 84.33.140 or	r 84.34.108). Prior to	*Delinquent pe	nalty
signing (3) below, you may contact your local coun information.	ty assessor for more	Sub	ototal
This land: does does not qualify f	for continuones	*State technolog	y fee
		Affidavit processin	g fee
Deputy assessor signature Date	3	Tota	l due
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY NEW OWNER(S): To continue special valuation as h (3) below. If the new owner(s) doesn't wish to concalculated pursuant to RCW 84.26, shall be due an or transferor at the time of sale. (3) NEW OWNER(S) SIGNATU	nistoric property, sign ntinue, all additional tax d payable by the seller	A MINIMUM OF \$10.00 IS DUE *SEE INSTRUC	IN FEE(S) AND/OR TAX
Signature Signature			
Print name Print nam			
		AND CORDECT	
8 I CERTIFY UNDER PENALTY OF PERJURY THAT T			
Signature of grantor or agent		Signature of grantee or agent	
Name (print)		Name (print)	
Date & city of signing		Date & city of signing	

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

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Name		Name			
Mailing address	 1	Mailing address			
City/state/zip		City/state/zip			
Phone (including area code)		Phone (including area code)			
3 Send all property tax correspondence to: Same as Buyer		List all real and personal property tax	Personal Assessed		
Name		parcel account numbers	property? value(s)		
Mailing address					
City/state/zip					
4 Street address of property					
This property is located in		(for unincorporated locations pleas	e select your county)		
Light Check box if any of the listed parcels are being segregated f Legal description of property (if you need more space, attach a			Tent of paroeis being mergee		
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Enter any additional codes(see back of last page for instructions)					
Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)?	□ Yes □ No	If claiming an exemption, enter exemption exemption. *See dor.wa.gov/REET for ex			
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·		Type of document			
$f 6$ Is this property designated as forest land per RCW 84.33? $f \Gamma$	☐ Yes ☐ No	Date of document			
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and agricultural, or timber) land per RCW 84.34?	☐ Yes ☐ No		duct)		
Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☐ No If any answers are yes, complete as instructed below.			duct)		
			price		
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NEW OWNER(S): To continue the current designation as forest or classification as current use (open space, farm and agricultu timber) land, you must sign on (3) below. The county assessor determine if the land transferred continues to qualify and will it by signing below. If the land no longer qualifies or you do not we continue the designation or classification, it will be removed are	land re, or must then indicate wish to	*Delinquent interest:	Localstate		
compensating or additional taxes will be due and payable by th	ne seller				
or transferor at the time of sale (RCW 84.33.140 or 84.34.108). signing (3) below, you may contact your local county assessor f			nalty ototal		
information.		*State technology fee			
This land: \square does \square does not qualify for continuar	nce.	Affidavit processing fee			
Deputy assessor signature Date					
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NEW OWNER(S): To continue special valuation as historic proper (3) below. If the new owner(s) doesn't wish to continue, all addical calculated pursuant to RCW 84.26, shall be due and payable by or transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE	ditional tax	A MINIMUM OF \$10.00 IS DUE *SEE INSTRUC			
Signature Signature					
Print name Print name					
	ING IS TRUE	AND CORRECT			
		AND CORRECT Signature of grantee or agent			
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOI					

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Phone (including area code)	ity/state/ziphone (including area code) List all real and personal property tax
Phone (including area code)	ity/state/ziphone (including area code) List all real and personal property tax
As Send all property tax correspondence to: Same as Buyer/Grantee Name Mailing address City/state/zip 4 Street address of property This property is located in Check box if any of the listed parcels are being segregated from anothe Legal description of property (if you need more space, attach a separate she Legal description of property (if you need more space, attach a separate she Legal description of property (if you need more space, attach a separate she Legal description of property (if you need more space, attach a separate she Legal description of property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Yes No Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes No If yes, complete the predominate use calculator (see instructions for section 5). 6 Is this property designated as forest land per RCW 84.33? Yes No Is this property receiving special valuation as historical property per RCW 84.26? Yes No Is this property receiving special valuation as historical property per RCW 84.26? Yes No Is this property receiving special valuation as historical property per RCW 84.26? Yes No Is this property receiving special valuation as historical property per RCW 84.26? Yes No Is this property receiving special valuation as historical property per RCW 84.26? Yes No Is this property per RCW 84.36 if any answers are yes, complete as instructed below. (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred con	List all real and personal property tax personal property? value(s) List all real and personal property tax personal property? value(s) — (for unincorporated locations please select your county) parcel, are part of a boundary line adjustment or parcels being merge et to each page of the affidavit). 7 List all personal property (tangible and intangible) included in selling price. If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes* Exemption No. (sec/sub) Reason for exemption Type of document Gross selling price *Personal property (deduct) Exemption claimed (deduct) Exemption claimed (deduct)
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nformation.	*Delinquent penalty
	Subtotal
	*State technology fee
	Affidavit processing fee
Deputy assessor signature Date	Total due
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Signature Signature	
Print name Print name	
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE	
Signature of grantor or agent	ND CORRECT
Name (print)	AND CORRECT Signature of grantee or agent
Date & city of signing	

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Name		Name			
Mailing address		Mailing address			
City/state/zip		City/state/zip			
Phone (including area code)		Phone (including area code)			
3 Send all property tax correspondence to: Same as Bu		List all real and personal property tax parcel account numbers	Personal Assessed property? value(s)		
valile			_		
Mailing address					
City/state/zip			<u> </u>		
Street address of property					
This property is located in		(for unincorporated locations pleas	se select your county)		
Legal description of property (if you need more space, attached			ment of parcers being merge		
Land use codes		7 List all personal property (tangible and	d intangible) included in sellir		
Enter any additional codes		price.			
see back of last page for instructions) Nas the seller receiving a property tax exemption or deferr under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income		If claiming an exemption, enter exemption exemption. *See dor.wa.gov/REET for ex			
Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. Yes \subseteq No		Exemption No. (sec/sub)Reason for exemption			
f yes , complete the predominate use calculator (see instru ection 5).	ctions for				
·		Type of document			
Is this property designated as forest land per RCW 84.33	3? ∐ Yes ∐ No	Date of document			
this property classified as current use (open space, farm		Gross selling	price		
nd agricultural, or timber) land per RCW 84.34?	☐ Yes ☐ No	*Personal property (de	educt)		
this property receiving special valuation as historical	☐ Yes ☐ No		educt)		
roperty per RCW 84.26? any answers are yes, complete as instructed below.	☐ Yes ☐ No		price		
1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT	r USE)				
JEW OWNER(S): To continue the current designation as for or classification as current use (open space, farm and agriculation) as current use (open space, farm and agriculation) and well and work sign on (3) below. The county assess the county and well and transferred continues to qualify and well and transferred continues to qualify and well assess the county assess the county as a continue to the county as a county	rest land ulture, or ssor must then		state		
y signing below. If the land no longer qualifies or you do n	ot wish to	*Delinquent interest:	state		
ontinue the designation or classification, it will be remove			Local		
ompensating or additional taxes will be due and payable b r transferor at the time of sale (RCW 84.33.140 or 84.34.1			enalty		
igning (3) below, you may contact your local county assess		Sul	ototal		
nformation.			gy fee		
his land: \square does \square does not qualify for contin	nuance.	Affidavit processing fee			
Deputy assessor signature Date			al due		
2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) IEW OWNER(S): To continue special valuation as historic pi 3) below. If the new owner(s) doesn't wish to continue, all alculated pursuant to RCW 84.26, shall be due and payable or transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE	l additional tax	A MINIMUM OF \$10.00 IS DUE *SEE INSTRUC	E IN FEE(S) AND/OR TAX		
signature Signature					
Print name Print name					
8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FORE					
Signature of grantor or agent		Signature of grantee or agent			
	Name (print)				
Name (print) Date & city of signing		Name (print) Date & city of signing			

or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)). To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

Multiple Location Codes Worksheet

Use this worksheet to calculate state and local real estate excise tax (REET) per county, when the sale includes parcels in two or more location codes. Include all the parcels within the entire transaction on this worksheet.

Skip to step 3 if the predominant use for the sale is agriculture or timber land. For assistance in determining predominant use, see ETA 3215.

This worksheet must be provided to the county with page 1 of the affidavit.

Step 1: Calculate the taxable selling price for entire transaction

е	Gross selling price
t)	Personal property (deduct)
t)	Exemption claimed (deduct)
(1)	Total taxable selling price (A)

Step 2: Calculate the total state REET tax

Amount * rate = tax due

	Amount	Rate	Tax due
Portion of taxable selling price less than \$525,000.01 at 1.1%		0.0110	
Portion of taxable selling price from \$525,000.01 to \$1,525,000.00 at 1.28%		0.0128	
Portion of taxable selling price from \$1,525,000.01 to \$3,025,000.00 at 2.75%		0.0275	
Portion of taxable selling price above \$3,025,000 at 3.0%		0.0300	

Total state REET tax (B)

Step 3: Calculate the state REET tax and local REET tax per parcel

Begin by listing the parcel number and taxable selling price for each. Then fill out the table from left to right for each parcel.

Parcel number	Taxable selling price for this parcel (C)	Percentage of sale for this	State REET tax	Location code	County where parcel is located	Local rate	Local REET
		parcel (D)	Multiply the			(E)	tax
			total state	Type the			C*E
		Divide the	REET tax by	code, city,			
		taxable	the percentage	or if you are			
		selling price	of sale for this	outside city			
		per	parcel.	limits, type			
		parcel by the	B*D	the county.			
		total		For example,			
		taxable selling		Whatcom"			
		price.		County."			
		C/A=D					

Total state REET tay	Total local REET tax

Step 4: Calculate the state REET tax and local REET tax per county

Sumbit one affidavit per county using the state and local amounts determined below. Enter these amounts in section 7 of the affidavits.

County name	State REET	Local REET
	Add the state REET amounts from the state	Add the local REET amounts from the local
	REET tax column above for all the locations	REET tax column above for all the locations
	within the county.	within the county.

Total state REET tax	Total local REET tax
IUIAI SIAIE NEET IAX	IDIALIDIAL NEET TAX

Instructions

Note: To report a transfer of a controlling interest in real property, please use the Real Estate Excise Tax Affidavit Controlling Interest Transfer Return, Revenue Form No. 84-0001B. This form is available online at dor.wa.gov.

Section 1:

If the sale involves property in only one location, use the Single Location Real Estate Excise Tax Affidavit. If sale is less than 100%, check the box "Check if partial sale" and fill in the percentage sold.

Enter the name(s) of seller/grantor exactly as listed on the legal conveyance document including the method of holding title.

Section 2:

Enter the name(s) of buyer/grantee exactly as listed on the legal conveyance document including the method of holding title. List the percentage acquired after each name.

Section 3:

- Enter the name and address where you would like all future property tax information sent.
- Enter the tax parcel number and current assessed value for real and personal property being conveyed in this county. Check the box to indicate personal property.

Section 4:

- Enter the street address of the property.
- Enter the county if in unincorporated area. Enter city name if located within a municipality.
- Enter the legal description of the property.

Section 5:

Enter the appropriate land use code for the property. Please list all codes that apply on the lines provided in section 5. See WAC 458-53-030(5) for a complete list.

9 - Land with mobile home10 - Land with new building11 - Household, single family units12 - Multiple family residence(2-4 Units)

13 - Multiple family residence (5+ Units)

14 - Residential condominiums15 - Mobile home parks or courts

16 - Hotels/motels

17 - Institutional Lodging

(convalescent homes, nursing homes, etc.)

18 - All other residential not coded

19 - Vacation and cabin

21 - Food and kindred products

22 - Textile mill products

23 - Apparel and other finished products made from fabrics, leather, and similar materials

24 - Lumber and wood products (except furniture)

25 - Furniture and fixtures

26 - Paper and allied products

27 - Printing and publishing

28 - Chemicals

29 - Petroleum refining and related industries

30 - Rubber and miscellaneous plastic products

31 - Leather and leather products

32 - Stone, clay and glass products

33 - Primary metal industries

34 - Fabricated metal products

35 - Professional scientific and controlling instruments; photographic and optical goods;

watches/clocks manufacturing

39 - Miscellaneous manufacturing

50 - Condominiums-other than residential

53 - Retail Trade - general merchandise

54 - Retail Trade - food

58 - Retail trade - eating & drinking

(restaurants, bars)

59 - Tenant occupied, commercial properties

64 - Repair services

65 - Professional services (medical, dental, etc.)

71 - Cultural activities/nature exhibitions

74 - Recreational activities (golf courses, etc.)

75 - Resorts and group camps

80 - Water or mineral right

81 - Agriculture (not in current use)

83 - Agriculture current use

RCW 84.34

86 - Cannabis grow operations

87 - Sale of Standing Timber

88 - Forest land designated

RCW 84.33

91 - Undeveloped Land (land only)

94 - Open space land RCW 84.34

95 - Timberland classified

RCW 84.34

96 - Improvements on leased land

• Check yes if the seller was receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit organization, senior citizen, or disabled person, homeowner with limited income).

• Check yes if the land is primarily used for timber as defined by RCW 84.34 and 84.33 or agriculture as defined by RCW 84.34.020. See ETA 3215 for additional information. If the sale involves multiple parcels with different land use codes, complete the predominate use worksheet.

Section 6:

Indicate whether the property is designated as forest land per chapter 84.33 RCW, classified as current use (open space, farm, agricultural, or timber) per chapter 84.34 RCW, or receiving special valuation as historic property per chapter 84.26 RCW.

Section 7:

- List personal property included in the selling price of the real property. For example, include tangible (furniture, equipment, etc.) and intangible (goodwill, agreement not to compete, etc.).
- Use Tax is due on personal property purchased without payment of the sales tax. Report use tax on your Combined Excise
- If you are claiming a tax exemption, cite the specific Washington Administrative Code (WAC) number, section and subsection and provide a brief explanation. Most tax exemptions require specific documentation. Refer to the appropriate WAC to determine documentation requirements. WAC 458-61A is available online at dor.wa.gov.
- Enter the type of document (quit claim deed, statutory warranty deed, etc.), and date of document (MM/DD/YYYY).
- Enter the selling price of the property. Enter only the portion of selling price assigned to this county. This should equal the selling price reflected on the worksheet, step 3, column C.
- Selling price: For tax purposes, the selling price is the true and fair value of the property conveyed. When property is conveyed in an arm's length transaction between unrelated persons for valuable consideration, there is a presumption that the selling price is equal to the total consideration paid or contracted to be paid, including any indebtedness. Refer to RCW 82.45.030 for more information about selling price.
- Deduct the amount of personal property included in the selling price.
- Deduct the amount of tax exemption claimed per WAC 458-61A.

Instructions Continued

Calculate the state excise tax:

The state portion of excise tax is calculated using a graduated tax rate structure. The amount of tax increases as the amount of the transaction increases. Each portion of the sales amount is taxed at a different rate.

Exception: Property designated as farm and agriculture or timberland is taxed at 1.28% per 83.34 RCW.

Instructions:

Step 1: Calculate the taxable selling price for the entire transaction

- 1. Enter the total gross selling price for the entire transaction
- 2. Enter the personal property deduction for the entire transaction
- 3. Enter the amount of exemption claimed for the entire transaction
- 4. Subtract personal property and exemption claimed from the gross selling price; enter the difference in Total Taxable Selling Price (Box A)

Step 2: Calculate the total state REET

- 1. Enter the sale amount that falls within the specific threshold in the Amount column
- 2. Multiply the amount for each threshold by the state rate, enter the results in the Tax Due column
- 3. Enter the total of the Tax Due column in Total State REET Tax (Box B)

Example: This is how the state REET tax would be calculated on a sale totaling \$1,600,000:

	Column A	Column B	Column C
Threshold	Amount within threshold	State rate	Tax
0 to \$525,000	525,000	1.1%	5,775
525,000.01 – 1,525,000	1,000,000	1.28%	12,800
1,525,000.01 to 3,025,000	75,000	2.75%	2,062.50
3,025,000.01 and above	0	3.0%	0
Totals	\$1,600,000		\$20,637.50

Calculate the state excise tax due using this chart:

	Column A	Column B	Column C
Threshold	Amount within threshold	State rate	Tax
0 to \$525,000		1.1%	
525,000.01 – 1,525,000		1.28%	
1,525,000.01 to 3,025,000		2.75%	
3,025,000.01 and above		3.0%	
Totals			

Step 3: Calculate the state REET and local REET per parcel

- 1. Enter the parcel number
- 2. Enter the taxable selling price for the parcel number (Box C)
- 3. Divide the taxable selling price per parcel (Box C) by the total selling price from Box A in step 1; enter this number (Box D)
- 4. Multiply Box B from step 2 by the number from step 3 (Box D). This is the state REET for the parcel
- 5. Enter the location code for the parcel6. Enter the county where the parcel is located
- 7. Multiply the taxable selling price (Box C) by the local rate (Box E)
- 8. Repeat steps 1-7 for each parcel
- 9. Enter the totals for the state REET and the local REET. The state REET total should equal the total state REET in step 2

Step 4: Calculate the state and local REET per county

- 1. Enter the county name
- 2. Total the state REET amounts for all the parcels from Step 3 for the county selected. Enter the total state REET amounts for that county
- 3. Total the local REET amounts for all the parcels from Step 3 for the county selected. Enter the total local REET amount for that county
- 4. Repeat for each county listed in step 3
- 5. Enter the amount per county on section 7 of the affidavit. A separate affidavit must be submitted for each county
- Due Date, interest and penalties: Tax is due at the time of sale/transfer. If tax is not paid within one month of the date of sale/transfer, interest and penalties will apply. The interest rate is variable and determined per RCW 82.32.050. 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)
- State Technology Fee: A \$5.00 Electronic Technology Fee that is due on all transactions. (82.45.180)
- Affidavit Processing Fee: A minimum of \$5.00 shall be collected in the form of tax and processing fee. A processing fee is due on all transactions where no tax is due and on all taxable transactions where the tax due is less than \$5.00. (RCW 82.45.180)

Section 8:

Both grantor (seller) and grantee (buyer), or the agent of each, must sign this form, certifying that all the information provided is correct. Note: Original signatures required on the "County Treasurer" copy. Signatures may be required on the "Assessors" copy. Check with your county. Print on legal size paper.

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 taxpayer's responsibility to provide documentation to support the selling price or any exemption claimed. This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100)

Ruling requests:

You may request a ruling on the taxability of the property transfer. Go to our website at dor.wa.gov/rulings or fax your request to 360-705-6655.

Where to send completed forms:

Completed forms must be submitted to the County Treasurer's or Recorder's Office where the property is located.