

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

Only for sales in a single location code on or after January 1, 2026.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. *Please type or print*.

(see back of last page for instructions) Was the seller receiving a property tax exemption or deferral under RCW 94.36, 68.43, 7, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? Is this property perdominately used for timber (as classified under RCW 94.34 and 84.33) or agriculture (as classified under RCW 94.34 and 84.33) or agriculture (as classified under RCW 94.34 oz) and will continue in it's current use? If yes and the transfer involves multiple parcels with different dassifications, complete the predominate use calculator (see instructions) 6 Is this property designated as current use (open space, farm and agricultural, or timber) land per RCW 84.33? 1s this property receiving special valuation as historical property per RCW 94.26? 1s this property receiving special valuation as forest land per RCW 84.36? 1s this property receiving special valuation as forest land or classification, to continue the current designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. Deputy assessor signature Date Date Colombi Co	Check box if partial sale, indicate %	sold.		Lis	t percentage of ownership acquired next t	co each name.		
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Name (print) Name (print)								

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)).

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.



1 Seller/Grantor

Check box if partial sale, indicate %

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

sold.

2 Buyer/Grantee

Only for sales in a single location code on or after January 1, 2026.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. *Please type or print*. Form 84 0001a List percentage of ownership acquired next to each name.

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 Buyer/Grantee Name			ee	List all real and personal property tax parcel account numbers	property?	Assessed value(s)	
Mailing address City/state/zip							
4 Street address of property This property is located in Check box if any of the listed parce Legal description of property (if you			other	unincorporated locations please select you parcel, are part of a boundary line adjustn		being merged.	
Legal description of property (ii you	need more space, attach a	separa	ate Sii	eet to each page of the amuavity.			
5				7 List all personal property (tangible and intangible) included in selling			
Enter any additional codes (see back of last page for instruction:	s)			price.			
Was the seller receiving a property to under RCW 84.36, 84.37, or 84.38 (n citizen or disabled person, homeowr	onprofit org., senior	Yes	No	If claiming an exemption, enter exemption code and reason for exemption. *See dor.wa.gov/REET for exemption codes*			
Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the transfer involves multiple parcels with different classifications,		Voc	Na	Exemption No. (sec/sub) Reason for exemption	emption codes		
complete the predominate use calculate	•	Yes	No				
6 Is this property designated as fore	•	Yes	No	Type of document			
Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34?		Yes	No	Date of document			
Is this property receiving special valu				Gross selling p	orice		
		No	*Personal property (deduct)				
If any answers are yes, complete as i				Exemption claimed (deduct)			
(1) NOTICE OF CONTINUANCE (FORE NEW OWNER(S): To continue the cur				Taxable selling price Excise tax: state			
or classification as current use (open	space, farm and agricultu	re, or					
timber) land, you must sign on (3) be determine if the land transferred cor				Less than \$525,000.01 at 1.1%			
by signing below. If the land no longe	er qualifies or you do not v	wish to		From \$525,000.01 to \$1,525,000 at 1.28%			
continue the designation or classification compensating or additional taxes will			r	From \$1,525,000.01 to \$3,025,000 at 2.75%			
or transferor at the time of sale (RCV				Above \$3,025,000 at 3%			
signing (3) below, you may contact you information.	our local county assessor f	for mor	e	Agricultural and timberland at 1.28%			
This land: does	does not qualify for			Total excise tax: s			
continuance.	does not quality for				-ocal		
			_	*Delinquent interest: s			
Deputy assessor signature	Date				-ocal		
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign				*Delinquent penalty			
(3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.			l tax	Subtotal			
			eller	*State technology fee			
	R(S) SIGNATURE			Affidavit processing	•		
				Total	_		
Signature Print name	Signature Print name			A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS			
8 I CERTIFY UNDER PENALTY OF PE		ING IS	TRUF				
				Signature of grantee or agent			
Name (print)				Name (print)			
Date & city of signing				Date & city of signing			
	Cfalamoonikiah in mooniah ah		- · · C· · ·			C C.	

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)).

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.

REV 84 0001a (11/6/25) THIS SPACE TREASURER'S USE ONLY **COUNTY ASSESSOR**



REV 84 0001a (11/6/25)

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

Only for sales in a single location code on or after January 1, 2026.

This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. Please type or print.

List percentage of ownership acquired next to each name. Check box if partial sale, indicate % sold. 1 Seller/Grantor 2 Buyer/Grantee Name Name Mailing address Mailing address City/state/zip City/state/zip Phone (including area code) Phone (including area code) List all real and personal property tax Personal Assessed **3** Send all property tax correspondence to: Same as Buyer/Grantee parcel account numbers property? value(s) Name Mailing address City/state/zip **4** Street address of property This property is located in (for unincorporated locations please select your county) Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged. Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit). 5 7 List all personal property (tangible and intangible) included in selling 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 If claiming an exemption, enter exemption code and reason for citizen or disabled person, homeowner with limited income)? Yes No exemption. *See dor.wa.gov/REET for exemption codes* Is this property predominately used for timber (as classified under Exemption No. (sec/sub) RCW 84.34 and 84.33) or agriculture (as classified under RCW Reason for exemption 84.34.020) and will continue in it's current use? **If yes and the** transfer involves multiple parcels with different classifications, No Yes complete the predominate use calculator (see instructions) **6** Is this property designated as forest land per RCW 84.33? Yes Nο Type of document Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? Date of document Yes No Is this property receiving special valuation as historical Gross selling price property per RCW 84.26? Yes No *Personal property (deduct) If any answers are yes, complete as instructed below. Exemption claimed (deduct) (1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) Taxable selling price NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or Excise tax: state timber) land, you must sign on (3) below. The county assessor must then Less than \$525,000,01 at 1.1% determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to From \$525,000.01 to \$1,525,000 at 1.28% continue the designation or classification, it will be removed and the From \$1,525,000.01 to \$3,025,000 at 2.75% compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to Above \$3,025,000 at 3% signing (3) below, you may contact your local county assessor for more Agricultural and timberland at 1.28% information. Total excise tax: state This land: does not qualify for does continuance. Local *Delinquent interest: state Deputy assessor signature Date (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign *Delinquent penalty (3) below. If the new owner(s) doesn't wish to continue, all additional tax Subtotal calculated pursuant to RCW 84.26, shall be due and payable by the seller *State technology fee or transferor at the time of sale. (3) NEW OWNER(S) SIGNATURE Affidavit processing fee Total due Signature Signature A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS Print name ${f 8}$ i certify under penalty of perjury that the foregoing is true and correct 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)). 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.

THIS SPACE TREASURER'S USE ONLY

DEPARTMENT OF REVENUE



1 Seller/Grantor

Name

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

2 Buyer/Grantee

Only for sales in a single location code on or after January 1, 2026. This affidavit will not be accepted unless all areas on all pages are fully and accurately completed. This form is your receipt when stamped by cashier. *Please type or print*. Form 84 0001a List percentage of ownership acquired next to each name. Check box if partial sale, indicate % sold.

			Name			
Mailing address			Mailing address			
City/state/zin			City/state/zip			
Phone (including area code)			Phone (including area code)			
3 Send all property tax correspondence to: Same as Buyer/Grantee			List all real and personal property tax Personal parcel account numbers Property? Assessed value(s)			
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 Legal description of property (if you need more space, attach		other	nnincorporated locations please select your county) parcel, are part of a boundary line adjustment or parcels being merged eet to each page of the affidavit).			
5			7 List all personal property (tangible and intangible) included in sellin price.			
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)? Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? If yes and the			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			
transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions)	Yes	No				
6 Is this property designated as forest land per RCW 84.33?	Yes	No				
Is this property classified as current use (open space, farm			Type of document			
and agricultural, or timber) land per RCW 84.34?	Yes	No	Date of document			
Is this property receiving special valuation as historical property per RCW 84.26?			Gross selling price			
If any answers are yes, complete as instructed below.			*Personal property (deduct) Exemption claimed (deduct)			
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT L			Taxable selling price Excise tax: state			
NEW OWNER(S): To continue the current designation as fores or classification as current use (open space, farm and agricult						
timber) land, you must sign on (3) below. The county assesso	or must t					
determine if the land transferred continues to qualify and wil by signing below. If the land no longer qualifies or you do not			From \$525,000.01 to \$1,525,000 at 1.28% From \$1,525,000.01 to \$3,025,000 at 2.75% Above \$3,025,000 at 3%			
continue the designation or classification, it will be removed a	and the					
compensating or additional taxes will be due and payable by 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 information.	e	Agricultural and timberland at 1.28%				
This land: does does not qualify fo	nr		Total excise tax: state			
continuance.	, ·		Local			
Book and the second sec		_	*Delinquent interest: state			
Deputy assessor signature Date			Local			
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic pro	*Delinquent penalty					
(3) below. If the new owner(s) doesn't wish to continue, all a	Subtotal					
calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.			*State technology fee			
(3) NEW OWNER(S) SIGNATURE			Affidavit processing fee			
Signature Signature Print name Print name			Total due A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX			
			*SEE INSTRUCTIONS			
$oldsymbol{8}$ i certify under penalty of perjury that the forego	OING IS	TRUE	AND CORRECT			
Signature of grantor or agent	Signature of grantee or agent					
			Name (print)			
Name (print) Date & city of signing			Name (print) 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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REV 84 0001a (11/6/25) THIS SPACE TREASURER'S USE ONLY **TAXPAYER**

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 <u>dor.wa.gov</u>. This affidavit must be fully and accurately completed. If it is not, the county has the authority to reject the affidavit. See WAC 458-61A-303(6).

Section 1:

If the sale involves property in more than one location code, use the Multiple 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.

Attach additional page if necessary to fully list all grantors.

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. Attach additional page if necessary to fully list all grantees.

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.

22 - Textile mill products

and similar materials

(except furniture)

23 - Apparel and other finished

24 - Lumber and wood products

products made from fabrics, leather,

- Enter the county if in unincorporated area. Enter city name if located within a municipality.
- Enter the legal description of the property. Attach additional page if necessary.

Section 5:

Enter the appropriate land use code for the property. Please list all codes that apply on the lines provided in section 5.

9 - Land with mobile home 25 - Furniture and fixtures 10 - Land with new building 26 - Paper and allied products 11 - Household, single family units 27 - Printing and publishing 12 - Multiple family residence 28 - Chemicals (2-4 Units) 13 - Multiple family residence (5+ Units) 14 - Residential condominiums 15 - Mobile home parks or courts 16 - Hotels/motels 17 - Institutional Lodging (convalescent homes, nursing homes, 18 - All other residential not coded 19 - Vacation and cabin 21 - Food and kindred products

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 - Marijuana 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 and the county assessor has signed that the land does qualify for continuance in the Notice of Continuance in Section 6. See ETA 3215 for additional information. If the entire sale involves multiple parcels in which one or more parcel(s) is classified as above and one or more parcel(s) is not included in these classifications, you must complete the predominate use worksheet which can be found at <a href="mailto:document-documen

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 Tax Return or a Consumer Use Tax Return, both available at document-use Tax Return at document-use</a
- If an exemption from paying the real estate excise tax is being claimed, enter the valid exemption code for that exemption. Refer to the appropriate Washington Administrative Code (WAC) to determine any documentation requirements. A complete listing of all valid exemption codes as well as WAC 458-61A is available online at <a href="https://documentation.org/documentation-negative-negat
- 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.

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

- 1. Enter the sale amount that falls within the specific threshold in column A.
- 2. Multiply the amount in column A by the state rate in column B. Enter the results in column C.
- 3. Enter the amount in column C on the appropriate threshold line on page 1 of the affidavit.

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			

Enter the total tax due amount on the Excise Tax: State line on the first page of the affidavit.

- **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.
- Real Estate Excise Tax is a specific lien on the property. The filing of the affidavit may result in a lien on the parcel(s) involved in the transfer if the proper tax is not paid at the time of transfer. RCW 82.45.070.

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)

Per RCW 82.45.100 (5) No assessment or refund may be made by the department more than four years after the date of sale except upon a showing of:

- (a) Fraud or misrepresentation of a material fact by the taxpayer;
- (b) A failure by the taxpayer to record documentation of a sale or otherwise report the sale to the county treasurer; or
- (c) A failure of the transferor or transferee to report the sale under RCW 82.45.090(2).

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)). Go to our website at dor.wa.gov/rulings or fax your request to 360-705-6655.

Perjury:

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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.

Where to send completed forms:

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