Mail Completed Form To:

Washington State
Department of Revenue
Audit Division/REET
PO Box 47474
Olympia, WA 98504-7474

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)

Name ______________________________

____

Street ______________________________

City ______________ State ________ Zip ________

Tax Registration Number ______________________________

Federal Identifier Number ______________________________

Percent of Entity Ownership Sold ______________ %

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 ______________________________

Name (print) ______________________________

Date & Place of Signing ______________________________

Telephone Number ______________________________

2 TRANSFEREE

(Attach a list for multiple transferees including percentage bought)

Name ______________________________

____

Street ______________________________

City ______________ State ________ Zip ________

Tax Registration Number ______________________________

Federal Identifier Number ______________________________

Percent of Entity Ownership Purchased ______________ %

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 Transferee/Agent ______________________________

Name (print) ______________________________

Date & Place of Signing ______________________________

Telephone Number ______________________________

3 Name and address of entity whose ownership was transferred:

Name ______________________________

____

Street ______________________________

City ______________ State ________ Zip ________

Tax Registration Number ______________________________

Federal Identifier Number ______________________________

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 Local REET Tax Calculation

A. Location	Local City/County Tax Rate	B. County Tax Parcel No.	C. True & Fair Value	D. Local City/County Tax
		Totals		

6

Is this property predominantly used for timber or agriculture? (See ETA 3215) ☐ Yes ☐ No

State REET Tax Calculation

Total True & Fair Value $ ______________

Excise Tax: State

Less than $525,000.01 at 1.1% $ ______________

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 to 3.0% $ ______________

Agricultural and timberland at 1.28 % $ ______________

Total Excise Tax: State $ ______________

7 TAX COMPUTATION:

Date of Transfer ______________ **If tax exemption is claimed, provide reference to Exemption Code Title and Number below**

Click here for a complete list of acceptable exemptions. (*please click on additional links provided for further details on each Exemption*)
If you conclude that one of these exemptions applies to you please reference the Title and Code number here. → ______________

Department of Revenue Use Only

State REET Tax (from Section 6)…..	
Local REET Tax (from Section 5)….	
Total REET Tax…………………….	
Delinquent Interest………………….	
Delinquent Penalty………………….	
TOTAL DUE	

Please See Information on Reverse

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. If multiple entities were transferred, attach a list identifying each entity and the parcels owned by that entity. All parcels should be listed in section 5. 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 local tax and totals.

   Location codes and rates can be found using the Local Real Estate Excise Tax Rates publication on our website. Attach a spreadsheet showing additional real property information, if necessary. **If completing this form using the fillable pdf, 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. 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 in which one or more parcel(s) is classified as above and one or more parcel(s) is **not** included in these classification, you must complete the predominate use worksheet which can be found at dor.wa.gov/REET.

   State REET tax computation: Enter the total true and fair value from the total column C in step 5.

   Example

	Column A	Column B	Column C
Threshold	**Amount within threshold amount**	**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 – 3,025,000	75,000	2.75%	2,062.50
3,025,000.01 and above	0	3.00%	0
Totals	**$1,600,000**		**$20,637.50**

   Calculate the state excise tax due using this chart:

	Column A	Column B	Column C
0 to $525,000		1.1%	
525,000.01 – 1,525,000		1.28%	
1,525,000.01 – 3,025,000		2.75%	
3,025,000.01 and above		3.0%	
Totals			

7. 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 dor.wa.gov/REET.

   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 exemption code for that exemption. If a valid exemption code is entered, the Total Due will be zero. 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 dor.wa.gov/REET.

Real Estate Excise Tax rules and laws:
For further information about Controlling Interest Transfers, please see the rules and laws located at the following link: dor.wa.gov/REET.

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. **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:
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)).

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.

True and fair value:
Means market value, which is the amount of money that a willing, but unobliged, buyer would pay a willing, but unobliged, owner for real property, taking into consideration all reasonable, and possible uses of the property. The measure of tax in a controlling interest transfer is the "selling price," which is the true and fair value of the real property owned by the entity at the time the controlling interest is transferred (WAC 458-61A-101).