



00

18RETTD

MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

1. County []

2. Municipality []

3. GRANTEE/PURCHASER

BOOK/PAGE - REGISTRY USE ONLY

3a. Last name, first name, MI; or business name [] 3b. Federal ID []

3c. Last name, first name, MI; or business name [] 3d. Federal ID []

3e. Mailing address after purchasing this property [] 3f. Municipality [] 3g. State [] 3h. ZIP Code []

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name [] 4b. Federal ID []

4c. Last name, first name, MI; or Business name [] 4d. Federal ID []

4e. Mailing address [] 4f. Municipality [] 4g. State [] 4h. ZIP Code []

5. PROPERTY 5a. Map [] Block [] Lot [] Sub-lot [] Check any that apply: No maps exist, Multiple parcels, Portion of parcel, Not applicable. 5b. Type of property - enter the code number that best describes the property being sold (see instructions). [] 5c. Physical location [] 5d. Acreage (see instructions) []

6. TRANSFER TAX 6a. Purchase price (If the transfer is a gift, enter "0") 6a. [] .00 6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b. [] .00 6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below. []

7. DATE OF TRANSFER (MM-DD-YYYY) [] 8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. 10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because: Seller has qualified as a Maine resident, A waiver has been received from the State Tax Assessor, Consideration for the property is less than \$50,000, The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: _____ Phone number: _____ Mailing address: _____ Email address: _____ Fax number: _____

Real Estate Transfer Tax Declaration Instructions

The Real Estate Transfer Tax Declaration (Form RETTD) must be filed with the county Registry of Deeds when the accompanying deed is recorded. The Registry of Deeds will collect a tax based on the value of the transferred property. The tax is equal \$2.20 for each \$500 of value and is imposed half on the purchaser and half on the seller. If the transferred property is in more than one municipality or if there are more than two sellers or buyers, a Supplemental Form must be completed. For more information, visit www.maine.gov/revenue/propertytax/transfertax/transfertax.htm or contact the Property Tax Division at 207-624-5606.

Line 1. County. Enter the name of the county where the property is located. If the property is in more than one county, complete separate Forms RETTD.

Line 2. Municipality. Enter the name of the municipality where the property is located. If the transferred property is located in more than one municipality, complete a Supplemental Form.

Line 3. Grantee/Purchaser. a) & c): Enter one name on each available line, beginning with last name first. If more than two purchasers, complete a Supplemental Form. **b) & d):** If a business entity is entered on a) or c), enter the entity's federal ID number. Do not enter a social security number. If you do not have a federal ID number, or if the transfer is of unimproved land for less than \$25,000 or land with improvements for less than \$50,000, you may enter all 0s in this field. **e) through h):** Enter the mailing address for the buyer after the purchase of this property.

Line 4. Grantor/Seller. a) & c): Enter one name on each available line, beginning with last name first. If more than two sellers, complete a Supplemental Form. **b) & d):** If a business entity is entered on a) or c), enter the entity's federal ID number. Do not enter a social security number. If you do not have a federal ID number, or if the transfer is of unimproved land for less than \$25,000 or land with improvements for less than \$50,000, you may enter all 0s in this field. **e) through h):** Enter the mailing address for the seller after the purchase of this property.

Line 5. Property. a): Enter the appropriate map-block-lot-sub lot number. If the property has more than one map and lot number, attach a Supplemental Form. If the municipality does not have property tax maps, if the property has more than one map and lot or if the transferred property is part of a larger parcel, then check the appropriate box. **b):** From the list provided below, enter the property type code that best describes the entire transferred property. **c):** If the municipality does not have property tax maps, enter the physical location (including street and number) of the property. **d):** Enter the acreage of the transferred property. If you

don't know the exact acreage, enter an estimate based on the available information. The acreage recital is for MRS purposes only and it does not constitute a guarantee to the buyer of the acreage being conveyed. **EXCEPTION:** If the transferred property is a gift, you do not need to complete lines b) and d).

Line 6. Transfer tax. a): Enter the actual sale price or "0" if the transfer is a gift. **b):** If you entered 0 or a sale price that is considered nominal on line a), enter the fair market value of the property on this line. The fair market value is based on the estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing buyer and a willing seller and must reflect the value at the time of the transfer. **c):** If either party is claiming an exemption from the transfer tax, check this box and enter an explanation of the reason for the claim. See 36 M.R.S. § 4641-C for a list of exemptions.

Line 7. Date of transfer. Enter the date of the property transfer, which reflects when the ownership or title to the real property is delivered to the purchaser. This date may not be the same as the recording date.

Line 8. Classified. Check the box if the property is enrolled in one of the current use programs. Current use programs are tree growth, farm and open space, and working waterfront.

Line 9. Special circumstances. If the sale of the property was either substantially more or less than the fair market value, check this box and enter an explanation of the circumstances.

Line 10. Income tax withheld. Nonresident sellers are subject to real estate withholding under 36 M.R.S. § 5250-A. If you have any questions, please contact the Income Tax Division at 207-626-8473.

Line 11. Oath. Please provide the name, mailing address, phone number, and email address of the person or company preparing this form if different from the parties of the transaction.

PROPERTY TYPE CODES

| VACANT LAND | | COMMERCIAL | | INDUSTRIAL | | RESIDENTIAL | | MISC CODES | |
|-------------------|-----|-----------------|-----|-------------------|-----|-------------------|-----|------------------|-----|
| Rural | 101 | Mixed use | 301 | Gas and oil | 401 | Rural | 201 | Government | 501 |
| Urban | 102 | 5+ unit apt. | 303 | Utility | 402 | Urban | 202 | Condominium | 502 |
| Oceanfront | 103 | Bank | 304 | Gravel pit | 403 | Oceanfront | 203 | Timeshare unit | 503 |
| Lake/pond front | 104 | Restaurant | 305 | Lumber/saw mill | 404 | Lake/pond front | 204 | Nonprofit | 504 |
| Stream/riverfront | 105 | Medical | 306 | Pulp/paper mill | 405 | Stream/riverfront | 205 | Mobile home park | 505 |
| Agricultural | 106 | Office | 307 | Light manufacture | 406 | Mobile home | 206 | Airport | 506 |
| Commercial zone | 107 | Retail | 308 | Heavy manufacture | 407 | 2-4-unit apt. | 207 | Conservation | 507 |
| Other | 120 | Automotive | 309 | Other | 420 | Other | 220 | Current use | |
| | | Marina | 310 | | | | | classification | 508 |
| | | Warehouse | 311 | | | | | Other | 520 |
| | | Hotel/motel/inn | 312 | | | | | | |
| | | Nursing home | 313 | | | | | | |
| | | Shopping mall | 314 | | | | | | |
| | | Other | 320 | | | | | | |