

Quick Reference Guide for Vermont Property Transfer Tax Return - Form PTT-172

This is a quick reference guide. For full details, refer to the instructions and the relevant statutes.

Line E1

Property transfer tax exemptions

- 00 None - not exempt
- 01 Recorded prior to January 1, 1968
- 02 Transfers to USA, Vermont, or any of their instrumentalities
- 03 Directly to obligee to secure a debt
- 04 To confirm or correct a previously recorded transfer
- 05 Immediate family (spouse, child, grandparent), self, or trust to benefit immediate family
- 06 Transfers to effectuate a mere change of identity or form of ownership or organization where there is no change in beneficial ownership
- 07 Directly to obligor when debt is satisfied
- 08 Transfers of partition
- 09 Mergers or consolidations of corporations with no gain or loss recognized; dissolutions
- 10 Subsidiary corporation to its parent corporation for no consideration
- 11 To a corporation as the initial capitalization with no gain or loss recognized
- 12 To or by the Vermont Industrial Development Authority or a non-profit local development corporation
- 13 To a 501(c)(3) or a wholly owned 501(c)(2) subsidiary, to preserve farmland or open space - public support test § 509(a)(1) (Deferred tax)
- 14 To a 501(c)(3) or a wholly owned 501(c)(2) subsidiary, to preserve farmland or open space - public support test § 509(a)(2)
- 15 To a partnership or LLC as the initial capitalization with no gain or loss recognized
- 16 By a partnership or LLC to a member at dissolution
- 17 Utility line easement to public utility or municipality for \$500 or less
- 18 Between obligor and primary obligee in foreclosure
- 19 Court-ordered transfer to spouse in divorce
- 20 To a limited equity cooperative to provide low or moderate income housing
- 21 Leasehold or fee interests made to low income individuals by 501(c)(3) organizations
- 22 Recording of deed when same transfer was previously taxed
- 23 To 501(c)(3) to (a) acquire property for low-income housing; (b) operate statewide public television station; or (c) act as a food clearinghouse to reduce hunger in Vermont
- 24 Lease of land for less than 50 years including extensions
- 25 Abandoned dwellings owned and acquired by a municipality through condemnation or tax sale
- 26 New ENERGY STAR Mobile Homes with an energy efficiency label and certified as a Zero Energy Ready Home
- 99 Buyer's principal residence funded in part by Vermont Housing and Conservation Trust Fund; Vermont Housing Finance Agency (VHFA); or U.S. Department of Agriculture and Rural Development (Only first \$250,000 is exempt)

Line E2

Sale between family members

- 01 Married / Civil Union
- 02 Parent / Child
- 03 Grandparent / Grandchild
- 04 Self / Donors Exempt Trust
- 05 Other (explain on Line E2a)

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Line E3

Land gains exemptions

- 00 None - not exempt
- 01 Sale or transfer falls outside the definition of land
- 02 Held by Transferor for 6 years or longer
- 03 Transfer without consideration (gift, straw transfer by corrective deed)
- 04 Up to 10 acres of land beneath or contiguous to principal residence of Transferor
- 05 Court-ordered transfer to spouse in divorce
- 06 Transfer to mortgagee in foreclosure or in lieu of foreclosure - no gain
- 07 To State of Vermont from 501(c)(3); to 501(c)(3) to preserve agricultural, forestry, or open-space land for at least 6 years; or to State of Vermont, municipality, or 501(c)(3) to preserve historic, agricultural, forestry, or open space resources
- 08 Land owned by United States, State of Vermont, or 501(c)(3), provided sale is exempt from federal income taxation
- 09 Leases of land for less than 50 years
- 10 Mineral rights for limited time; sale of gravel, soil, or similar
- 11 Sale of perpetual easement for \$1.00 or less
- 12 Mobile home park to a mobile home park leaseholders' group
- 13 Transfer of land in a Vermont neighborhood or neighborhood development area, a downtown development district, a village center, a growth center, or a new town center development district

Line F1

How acquired

- 01 Transferor purchased the property
- 02 Transferor inherited the property
- 03 Transferor was gifted the property
- 04 Other (explain on Line F1a)

Line F2

Interest in property

- 01 Fee simple
- 02 Life estate
- 03 Easement / ROW
- 04 Lease
- 05 Timeshare
- 06 Undivided ½ interest
- 07 Specified ___% interest (explain on Line F2a)
- 08 Other (explain on Line F2a)

Line F3

Type of building construction

- 01 None
- 02 Single family dwelling
- 03 Seasonal dwelling
- 04 Mobile home
- 05 Condominium (explain on Line F3a)
- 06 Multi family (explain on Line F3b)
- 07 Farm buildings
- 08 Residential new construction
- 09 Office buildings
- 10 Store
- 11 Restaurant
- 12 Gas station / garage
- 13 Auto sales
- 14 Factory
- 15 Hotel / motel
- 16 School / dorm
- 17 Parking area
- 18 Cell tower
- 19 Place of worship / religious
- 20 Other (explain on Line F3c)

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Lines H1 & H2

Use of property

- | | |
|---|---|
| 01 Domicile / principal residence | 06 Government use |
| 02 Non-Principal Residence: Fit for year-round habitation | 07 Industrial (If selected you must enter a description on Line H2a) |
| 03 Non-Principal Residence: NOT fit for year-round habitation | 08 Open Land |
| 04 Non-Principal Residence: Long-term rental | 09 Timberland |
| 05 Commercial (If selected you must enter a description on Line H2a) | 10 Operating Farm |
| | 11 Other (If selected you must enter a description on Line H2a) |

Line I2

Withholding certification

- 01** Under penalties of perjury, the transferor(s) certifies that at the time of transfer, each transferor was a resident of Vermont or an estate.
- 02** Transferee(s) certifies that this is a transfer without consideration (see instructions for Form RW-171).
- 03** Transferor is a mortgagor conveying the mortgaged property to a mortgagee in a foreclosure or transfer in lieu of foreclosure with no additional consideration.
- 04** Transferee(s) certifies that a withholding certificate was obtained from the Commissioner of Taxes in advance of this sale and the number the Commissioner assigned to that certificate will be provided on the following line of this return. The transferee understands by claiming this exemption if the certificate number is not provided, they may be billed for lack of withholding.
- 05** Pending Certification of this return. The transferee understands by claiming this exemption if the certificate number is not provided, they may be billed for lack of withholding.