



New York State Department of Taxation and Finance

# Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate

Recording Office Time Stamp

See instructions (TP-584-1) before completing this form. Please print or type.

**Schedule A — Information Relating to Conveyance**

Grantor  <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (if individual; last, first, middle initial)	Social Security Number
	Mailing address	Social Security Number
	City State ZIP code	Federal employer ident. number
Grantee  <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (if individual; last, first, middle initial)	Social Security Number
	Mailing address	Social Security Number
	City State ZIP code	Federal employer ident. number

Location and description of property conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> 1 - 3 family house 2 <input type="checkbox"/> Residential cooperative 3 <input type="checkbox"/> Residential condominium 4 <input type="checkbox"/> Vacant land	5 <input type="checkbox"/> Commercial/Industrial 6 <input type="checkbox"/> Apartment building 7 <input type="checkbox"/> Office building 8 <input type="checkbox"/> Other _____	Date of conveyance <table style="width: 100%; border: 1px solid black;"> <tr> <td style="width: 33%; text-align: center;"> </td> <td style="width: 33%; text-align: center;"> </td> <td style="width: 33%; text-align: center;"> </td> </tr> <tr> <td style="text-align: center; font-size: small;">month</td> <td style="text-align: center; font-size: small;">day</td> <td style="text-align: center; font-size: small;">year</td> </tr> </table>				month	day	year	Percentage of real property conveyed which is residential real property _____ % <i>(see instructions)</i>
month	day	year							

Condition of conveyance (check all that apply)

- |   |  |  |
|---|--|--|
| a. – Conveyance of fee interest<br>b. – Acquisition of a controlling interest (state percentage acquired _____ %) | f. – Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)<br>g. – Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)<br>h. – Conveyance of cooperative apartment(s)<br>i. – Syndication<br>j. – Conveyance of air rights or development rights | k. – Contract assignment<br>l. – Option assignment or surrender<br>m. – Leasehold assignment or surrender<br>n. – Leasehold grant<br>o. – Conveyance of an easement<br>p. – Conveyance for which exemption from transfer tax is claimed (complete Schedule B, Part III)<br>q. – Conveyance of property partly within and partly without the state<br>r. – Other (describe) _____ |
|---|--|--|

**Schedule B — Real Estate Transfer Tax Return (Article 31 of the Tax Law)**

**Part I – Computation of Tax Due**

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) ..... <input type="checkbox"/> <b>Exemption claimed</b>	<b>1</b>	
2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien) .....	<b>2</b>	(      )
3 Taxable consideration (subtract line 2 from line 1) .....	<b>3</b>	
4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3 .....	<b>4</b>	
5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G) .....	<b>5</b>	(      )
6 Total tax due* (subtract line 5 from line 4) .....	<b>6</b>	

**Part II – Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More**

1 Enter amount of consideration for conveyance (from Part I, line 1) .....	<b>1</b>	
2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property; see instructions) .....	<b>2</b>	
3 Total additional transfer tax due* (1% of line 2) .....	<b>3</b>	

\*Please make check(s) payable to the county clerk where the recording is to take place or if the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If no recording is required, send this return and your check(s) made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

For recording officer's use	Amount received Part I \$ _____ Part II \$ _____	Date received	Transaction number
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**Schedule B — (continued)**

**Part III – Explanation of Exemption Claimed in Part I, line 1 (check any boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- b. Conveyance is to secure a debt or other obligation ..... b
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f
- g. Conveyance consists of deed of partition ..... g
- h. Conveyance is given pursuant to the federal bankruptcy act ..... h
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property ..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a 1-, 2-, or 3-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of section 1401(e) of Article 31 of the Tax Law (attach documents supporting such claim)..... k
- i. Other (attach explanation)..... i

**Schedule C — Credit Line Mortgage Certificate (Article 11 of the Tax Law)**

**Complete the following only if the interest being transferred is a fee simple interest.**

I (we) certify that: (check the appropriate box)

- 1  The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- 2  The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
  - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
  - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
  - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee or other officer of a court.
  - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.
 

**Please note:** for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.
  - Other (attach detailed explanation).
- 3  The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
  - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
  - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- 4  The real property being transferred is subject to an outstanding credit line mortgage recorded in \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the **NYC Department of Finance.**)

**Signature (both the grantor(s) and grantee(s) must sign).**

The undersigned certify that the above return, including any certification, schedule or attachment, is to the best of his/her knowledge, true and complete.

Grantor	Title	Grantee	Title

**Reminder: Did you complete all of the required information in Schedules A and B? Were you required to complete Schedule C? If you checked e, f or g in Schedule A, did you complete TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the NYC Department of Finance? If no recording is required, send your check(s), made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.**