



WHAT IS REAL ESTATE TRANSFER TAX?

It is a tax on the transfer, sale or granting of real property or an interest in real property. Where the price of consideration is \$4,000 or less there is a minimum tax of \$20 to both, the purchaser and the seller. The tax rate from 7/1/99 - Present is \$0.75 per \$100.

WHAT IS A REAL ESTATE HOLDING COMPANY?

A "Real Estate Holding Company" means an organization which is engaged principally in owning, holding, selling, or leasing real estate and which owns real estate or an interest in real estate within the state.

WHAT IS FAIR MARKET VALUE?

Rev 801.04 "Fair market value" means the price property would command if sold by a seller who is willing, but not compelled, to sell and purchased by a purchaser who is willing, but not compelled, to purchase.

WHEN TO FILE

A Declaration of Consideration for Real Estate Holding Companies must be filed with the NH Department of Revenue Administration (NH DRA) within 30 days of the transfer.

WHO MUST FILE

The seller, grantor, assignor, or transferor must sign and file the Declaration CD-57-HC-S with payment. A Declaration must be filed for all transfers of interests in real estate holding companies, as defined by RSA 78-B:1-a, VI, holding real estate, or interest in real estate, the transfer of which would be taxable under the provisions of RSA 78-B if transferred directly.

WHO MUST PAY

The tax is assessed on both the purchaser and the seller, with a minimum charge of \$20 each.

WHERE TO FILE

File online at Granite Tax Connect www.revenue.nh.gov/gtc or mail to NH Department of Revenue Administration, Taxpayer Services Division, PO Box 637, Concord, NH 03302-0637.

PENALTIES

FAILURE TO FILE: If a return is not filed on a timely basis, a failure to file penalty equal to 5% of the outstanding balance, with a minimum of \$10 per month, is charged for each of the first five months or parts thereof after the return is due. The total amount of this penalty shall not exceed 25% of the balance of tax due or \$50, whichever is greater.

FAILURE TO PAY: A penalty equal to 10% of any nonpayment or underpayment of taxes shall be imposed if the taxpayer fails to pay when due. If the failure to pay is due to fraud, the penalty shall be 50% of the amount of nonpayment or underpayment.

In addition, there is a penalty equal to 100% of the additional tax due if either the buyer or seller makes a false statement on either the transfer tax form or deed that no tax is due, or pays tax on less than the actual price or consideration for the transfer. The 100% false statement penalty is in lieu of the 10% late payment penalty.

NEED FORMS?

To obtain additional forms please call (603) 230-5001. Copies of Form CD-57-HC-S may also be obtained from our website at www.revenue.nh.gov.

NEED HELP?

Questions not covered here may be answered in our Frequently Asked Questions (FAQ) available on our website at www.revenue.nh.gov/ or by calling Taxpayer Services at (603) 230-5920, Monday through Friday, 8:00 am to 4:30 pm. All written correspondence to the Department should include the taxpayer name, taxpayer identification number, the name of a contact person and a daytime telephone number. Individuals who need auxiliary aids for effective communications in programs and services of the New Hampshire Department of Revenue Administration are invited to make their needs and preferences known. Individuals with hearing or speech impairments may call TDD Access: Relay NH 1-800-735-2964.



STEP 1 - Seller(s)

Enter the full name and address of the seller(s), grantor(s), assignor(s) or transferor(s) and the taxpayer identification number(s). Email address is an optional field. Please attach a supplemental schedule for 2 or more sellers.

STEP 2 - Purchaser(s)

Enter the full name and address of the purchaser(s), grantee(s), assignee(s) or transferee(s). Email address is an optional field. Please attach a supplemental schedule for 2 or more purchasers.

STEP 3 - Real Estate Holding Company

Enter the name, taxpayer identification number and address of the Real Estate Holding Company and check the appropriate box for entity type. Email address is an optional field

STEP 4 - Real Estate

Property Location and Description: Enter the municipality, county, street number, street name, and apartment/unit number where the property is located. Provide the tax map, block and lot (parcel identification number) used by the municipality to identify the parcel as well as the area in acres and the number of parcels purchased. If the sale is a multi-town sale please enter all of the municipalities where parcels are located.

Property Use: Select the primary use of the parcel, only one option may be selected.

Property Type: Select the property type of the parcel, select all that apply.

Features: Identify if the parcel is waterfront or has water access, if applicable. Only one option may be selected. For multi-unit buildings please indicate the number of units.

Attach a supplemental schedule for additional properties.

STEP 5 - Transfer Date

Enter the date of transfer of interest in the Real Estate Holding Company.

STEP 6 - Calculate the Tax Amount

Line 1: Enter the fair market value of all New Hampshire real estate.

Line 2: Enter the percentage of interest being transferred expressed as a decimal to six places.

Line 3: Enter the result of Line 1 multiplied by Line 2.

Line 4: Divide the amount on Line 3 by \$100.

Line 5: Enter the tax rate in effect as of the date of transfer. Tax rate from 7/1/99 - Present is \$0.75 per \$100. Please contact the NH DRA for rates prior to 7/1/99.

Line 6: Enter the subtotal for the seller by multiplying Line 4 by Line 5, rounded to the nearest whole dollar.

Line 7a: Interest is calculated on the balance of tax due from the original due date to the date paid.

See interest rate chart to the right

Line 7b: Penalties. See page 1.

Line 8: Enter the total of Lines 6, 7(a) and 7(b).

PERIOD			INTEREST RATE
1/1/2024	-	12/31/2024	9%
1/1/2023	-	12/31/2023	7%
1/1/2021	-	12/31/2022	5%
1/1/2019	-	12/31/2020	7%
1/1/2017	-	12/31/2018	6%
1/1/2013	-	12/31/2016	5%
1/1/2012	-	12/31/2012	6%
Contact NH DRA for rates prior to 1/1/2012			

STEP 7 - Preparer

If this form was filled out by someone other than the seller, please enter the full name, entity, address, phone number and email address (optional) of the preparer.

STEP 8 - Signatures (Paper Form)

Power of Attorney (POA): By checking the POA box, and signing below, the taxpayer authorizes the preparer listed in Step 8 to act on your behalf for this return only.

Seller's Signature and Information: The Form must be signed in ink and dated by the Seller(s).

Preparer's Signature and Information: If the Form was prepared by someone other than the Seller, the Form must be dated and signed in ink by the preparer. The preparer's printed name is also required if the POA box is checked.