



**NEW CASTLE COUNTY
REALTY TRANSFER TAX RETURN
AND AFFIDAVIT OF VALUE**

DEPARTMENT OF ADMINISTRATION
NEW CASTLE COUNTY GOVERNMENT CENTER
87 READS WAY
NEW CASTLE, DE 19720

Form must be completed for all conveyances and presented at time of recording

PART A – SELLER’S INFORMATION (GRANTOR)

PART B – BUYER’S INFORMATION (GRANTEE)

Name of Seller		Name of Buyer	
Address		Address	
City		City	
State	Zip	State	Zip

PART C- PROPERTY LOCATION

THE PROPERTY IS:

Parcel No.	<input type="checkbox"/>	Industrial/Commercial
Address	<input type="checkbox"/>	Residential
City	<input type="checkbox"/>	Farmland
State	<input type="checkbox"/>	Other

PART D – COMPUTATION OF TAX

1. Conveyances with full consideration Enter the total amount of consideration OR	\$	
2. Conveyances without full consideration a. Enter the actual full monetary worth of the property and b. Enter New Castle County’s Tax Assessment of the Property	\$ \$	
3. Computation of Tax a. Enter the amount on Line 1 OR the higher of Lines 2a and 2b b. Multiply Line 3a. by 1.5 percent c. Tax due and payable with the filing of this document if not claiming an exemption	\$	 x1.5%
4. Claim of Partial Exemption a. If you claim a partial exemption from the Tax, check here and complete the Affidavit of Exemption on the next page. <input type="checkbox"/> b. Enter the amount from Line 3a. <u>NOTE: if claiming the FIRST-TIME HOME BUYER exemption this amount cannot exceed \$400,000</u> c. Multiply Line 4b. by 0.75 percent (0.75%) <u>NOTE: if claiming the FIRST-TIME HOME BUYER exemption this amount cannot exceed \$3,000</u> d. Tax Due and payable with the filing of this document (Line 3c minus Line 4c)	\$ \$	
5. Claim of Full Exemption If you believe this conveyance is wholly exempt from the tax, check here and Complete the Affidavit of Exemption on the next page. <input type="checkbox"/>		

PART E –

Do you consider the total sales price to be the full market value of the real estate on the date of the Sale?
If no, explain.

PART F

Seller and Buyer hereby attest that their computation of the Tax, as set forth on this Return is based on the highest value as defined by §14-11110.001(A) of the New Castle County Code, and that this affidavit (including any information presented in support of any claim of exemption) is true and correct to the best of their knowledge, information, and belief.

Seller’s Signature

Buyer’s Signature

Seller’s Signature or Title

Buyer’s Signature or Title

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

NOTARIAL OFFICER

AFFIDAVIT OF EXEMPTION

1. I, _____, being duly sworn according to law, swear/affirm that I am the buyer in the transaction reported on this Realty Transfer Tax Return (If more than one person is taking title to the property, **ALL buyers must sign this Affidavit**).

2. I believe the transaction is exempt from the New Castle County Real Property Tax ("the Tax") on the basis of the following provision of §14-11110.001(A) of the New Castle County Code:

- | | |
|-----------------------------------|------------------------------------------------|
| _____ Will or Intestacy | _____ Gift to §501 (c) (3) Organization |
| _____ Correctional Deed | _____ Governmental |
| _____ Religious Organization | _____ Parent/Child |
| _____ Mortgage/Mortgage Default | _____ Husband & Wife/Divorce |
| _____ Trustee/Straw Party | _____ Corporation/Partnership/Subsidiary |
| _____ Lease | _____ Housing Authority/Industrial Development |
| _____ Nominal Value (Under \$100) | _____ First-Time Home Buyer |
| _____ Farm-to- Farm | _____ Other (Specify with Particularity) |
| _____ Sibling to Sibling | |

3. If I am claiming the first-time home buyer exemption,
a. I have **never** held any legal interest in any residential real property **anywhere**. (if a husband and wife or other individuals are purchasing in any form of co-tenancy, **none** of them has **ever** held such an interest.)
b. I intend to occupy the property as my principal residence within 90 days.

4. If I am claiming the farm-to-farm exemption,
a. This property is currently assessed under the State Farmland Assessment Act.
b. I intend to continue to use this property for agricultural, horticultural, or forest use so long as I/we own it.
c. I recognize that, if the property is put to any other use within three years after the date of this transaction, New Castle County will levy the otherwise exempted transfer tax, which will immediately become due and be payable by the then-current owner, as well as any rollback taxes that may be due under 9 Del. C. §8335 (d).

5. Upon request by New Castle County, I agree to submit all documents necessary to prove my entitlement to this exemption and, any additional documentation the County believes necessary to determine my eligibility for exemption.

6. I swear/affirm, under penalty of law, that the information contained herein, the statements below, and in any documents appended hereto is true and correct to the best of my knowledge, information, and belief.

_____(Seal) _____(Seal)
Buyer Buyer

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____.

_____(Seal)
NOTARIAL OFFICER

LENDER'S CERTIFICATION

(Must be completed if first time home buyer exemption is claimed)

On behalf of _____, I, _____, hereby certify that
(Lending Institution/mortgagee) (Name)

I am familiar with the loan made by me/my institution in connection with this transaction and, to the best of my knowledge and belief, no information submitted by the buyers or reported to me or to this institution indicates that any of the persons taking title to the real property that is the subject of this transaction has ever held a legal interest in any residential real property.

Signature

Title