

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
**REAL ESTATE TRANSFER TAX DECLARATION OF
CONSIDERATION FOR REAL ESTATE HOLDING COMPANIES**

281

PRINT OR TYPE

ORIGINAL RETURN

AMENDED RETURN

FOR DRA USE ONLY

**STEP 1
SELLER
GRANTOR
ASSIGNOR
TRANSFEROR**

LAST NAME OR ENTITY	FIRST & INITIAL	TAXPAYER IDENTIFICATION NUMBER
LAST NAME OR ENTITY	FIRST & INITIAL	TAXPAYER IDENTIFICATION NUMBER
NUMBER & STREET ADDRESS		
ADDRESS (CONTINUED)		
CITY/TOWN, STATE & ZIP CODE		

**STEP 2
PURCHASER
GRANTEE
ASSIGNEE
TRANSFEREE**

LAST NAME OR ENTITY	FIRST & INITIAL
LAST NAME OR ENTITY	FIRST & INITIAL
NUMBER & STREET ADDRESS	
ADDRESS (CONTINUED)	
CITY/TOWN, STATE & ZIP CODE	

**STEP 3
REAL
ESTATE
HOLDING
COMPANY**

NAME	TAXPAYER IDENTIFICATION NUMBER
NUMBER & STREET ADDRESS	
ADDRESS (CONTINUED)	
CITY/TOWN, STATE & ZIP CODE	
TYPE OF ENTITY	
<input type="checkbox"/> ① PROPRIETORSHIP <input type="checkbox"/> ② CORPORATION/COMBINED GROUP <input type="checkbox"/> ③ PARTNERSHIP <input type="checkbox"/> ④ FIDUCIARY <input type="checkbox"/> ⑤ NON-PROFIT ORGANIZATION	

**STEP 4
PROPERTY
HELD BY
THE REAL
ESTATE
HOLDING
COMPANY**

MUNICIPALITY		
BOOK NO.	PAGE NO.	COUNTY
BRIEF DESCRIPTION: (SUCH AS MAP AND LOT NUMBERS; LOCATED AT 17 ELM STREET, AUBURN, OR 10 ACRES, FARM HOUSE AND BARN KNOWN AS SMITH FARM, MILL ROAD, MILTON.)		
IF MORE THAN ONE PROPERTY, ATTACH A SEPARATE SCHEDULE		

**STEP 5
TRANSFER
DATE**

DATE OF TRANSFER OF INTEREST IN REAL ESTATE HOLDING COMPANY: MONTH _____ DAY _____ YEAR _____

**STEP 6
CALCULATE
THE TAX**

	Purchaser		Seller	
1 FAIR MARKET VALUE OF ALL NEW HAMPSHIRE REAL ESTATE..	\$		\$	
2 PERCENTAGE OF INTEREST TRANSFERRED (Expressed as a decimal)				
3 CONSIDERATION (Line 1 multiplied by Line 2)	\$		\$	
4 ROUND LINE 3 UP TO THE NEAREST \$100	\$	00	\$	00
5 DIVIDE LINE 4 BY \$100	\$	00	\$	00
6 TAX RATE PER \$100 AT TIME OF TRANSFER (See instructions) ...	\$		\$	
7 SUBTOTAL OF TAX (Line 5 multiplied by Line 6)	\$		\$	
8(a) Interest	\$		\$	
8(b) Penalties	\$		\$	
9 Total of Lines 7, 8(a) and 8(b). Make check payable to State of New Hampshire Enclose your payment with this return	\$		\$	

**STEP 7
SIGNATURES**

Under penalties of perjury, I declare that I have examined this document and to the best of my belief it is true, correct and complete.

FOR DRA USE ONLY

SELLER'S SIGNATURE (IN INK)	DATE
SELLER'S SIGNATURE (IN INK)	DATE
SELLER'S SIGNATURE (IN INK)	DATE
WITNESS SIGNATURE (IN INK)	DATE

MAIL TO: NH DRA
109 PLEASANT ST, PO BOX 2035
CONCORD NH 03302-2035

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
**REAL ESTATE TRANSFER TAX DECLARATION OF
 CONSIDERATION FOR REAL ESTATE HOLDING COMPANIES**
 RSA 78-B:10

CD-57-HC-S

Instructions

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. See the tax rate chart in Step 6 below for applicable tax rates.

WHAT IS A REAL ESTATE HOLDING COMPANY?

A "Real Estate Holding Company" means a business organization, as defined in RSA 77-A:1, I, which is engaged in the business of holding, selling or leasing real estate which derives more than 50 percent of its annual gross receipts from the ownership or disposition of real estate; or holds real estate, the fair market value of which comprises more than 50 percent of the total market value of the assets of the company, exclusive of goodwill.

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 transferrable interests in real estate holding companies, as defined by RSA 78-B:1-a, VI, holding real estate, the transfer of which would be taxable under the provisions of RSA 78-B if transferred directly. The purchaser, grantor, assignor, or transferor must sign and file the Declaration CD-57-HC-P.

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 the Declaration of Consideration and payment with: NH DRA, Documents Processing Division, PO Box 2035, Concord, NH 03302-2035

PENALTIES

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. **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 HELP?

Contact the Audit Division by calling (603) 230-5030 with questions concerning the Real Estate Transfer Tax, Monday through Friday, 8:00 am - 4:30 PM. All written correspondence to the Department should include the taxpayer name, the name of a contact person and a daytime telephone number.

NEED FORMS?

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

TDD ACCESS

Hearing or speech impaired individuals may call: TDD Access: Relay NH 1-800-735-2964. Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.

LINE-BY-LINE INSTRUCTIONS

STEP 1

Seller: Enter the full name and address after sale of the seller(s), grantor(s), assignor(s) or transferor(s) and the taxpayer identification

number(s). Please attach a supplemental schedule for 3 or more sellers.

STEP 2

Purchaser: Enter the full name and address of the purchaser(s), grantee(s), assignee(s) or transferee(s). Please attach a supplemental schedule for 3 or more sellers.

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.

STEP 4

Property location and description: Enter the municipality where the property is located. Enter the book number, page number and county where the property held by the Real Estate Holding Company is recorded. Give a brief description of the property in the space provided.

STEP 5

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

STEP 6

Fair market value and tax calculation for both the purchaser and the seller. Enter the results of the calculations for both the purchaser and the seller in the columns provided.

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 two places.

Line 3

Enter the results of Line 1 multiplied by Line 2.

Line 4

Round the amount on Line 3 up to the nearest \$100.

Line 5

Divide the amount on line 4 by \$100.

Line 6

Enter the tax rate in effect as of the date of transfer. (See tax rate chart)

Line 7

Enter the subtotal for both the purchaser and the seller by multiplying line 5 by line 6.

TAX RATE CHART		
7/1/99 - Present	\$0.75	per \$100
7/1/93 - 6/30/99	\$0.50	per \$100
4/1/90 - 6/30/93	\$0.525	per \$100
Prior to 1990 contact the NH DRA		
PERIOD		INTEREST RATE
1/1/2010 - 12/31/2012		6%
1/1/2009 - 12/31/2009		7%
1/1/2008 - 12/31/2008		10%
1/1/2007 - 12/31/2007		10%
1/1/2006 - 12/31/2006		8%
Prior to 1/1/2006 contact NH DRA		

Line 8(a)

Interest is calculated on the balance of tax due from the original due to the date paid. (See interest rate chart at right)

Line 8(a)

Penalties. (See general instructions above)

Line 9

Enter the total of Lines 7, 8(a) and 8(b) for the seller, rounded to the nearest dollar. Mail payment with this form.

STEP 7

Signatures: Signatures, in ink, of the seller(s) is required. The signature(s), in ink, must be witnessed and dated in spaces provided.