



State of Vermont
Department of Taxes
133 State Street
Montpelier, VT 05633-1401

Agency of Administration

Date: November, 2008
To: Vermont Legal Professionals/Vermont Town Clerks
From: Mike Piwowarski, Vermont Department of Taxes *MP*
Re: New Vermont Property Transfer Tax Booklet

We have revised the Vermont Property Transfer Tax booklet with a major change to the Property Transfer Tax Return (now Form PT-172). Form PT-172 is now an electronically scanned return and includes schedules for additional sellers (Form PT-172S) and buyers (Form PT-172B). Form RW-171 has also been changed.

This revision also includes legislative changes so this booklet is now up to date and can be utilized by the public to help in the administration of the Property Transfer, Real Estate Withholding, Land Gains taxes and the Act 250 Disclosure Statement.

PREPARERS:

1. The property transfer tax return has been revised so that data capture is now electronic. Please become familiar with the instructions in the booklet for details on how to complete the form.
2. Please use the following approved PT-172 forms. Do not send copies or faxes.
 - a. Original from the transfer tax booklet,
 - b. Approved software vendor forms (see list of approved vendors on the web address below. Click "Practitioner", then "Approved Paper Vendors"), or
 - c. The Department's form on our web address below. Property Transfer and related forms on our website will be fill-in forms and you will be able to save the data.
3. Do not use and please discard any old versions (Form PT-1) as these will not be accepted. Transfers prior to 12/01/2008 will be accepted on the older form.
4. Form RW-171 change now gives credit to composite business filers. See page 20, Lines 1,13 and 14.

TOWNS:

1. Please use the two digit grand list category code listed in your section.
2. Please forward original returns only.

LEGISLATIVE CHANGES:

1. Property Transfer Tax: VHFA exemption has been updated. See page 4, line P or page 5, rate schedule instructions.
2. Land Gains Tax: New exemption number 12, see page 5, Land Gains exemptions.
3. Current Use: Line K on Form PT-172, see page 3 for details.

Vermont Department of Taxes new web page address is <http://tax.vermont.gov>.

I have included an order form with one booklet, and this booklet is also on our web page at: <http://tax.vermont.gov>, go to "Forms", then "Vermont Property Tax Forms", then, "Property Transfer Return Booklet".

If you have any questions about this booklet or the taxes involved, please call the numbers listed on the cover of the booklet.

