

Real Estate Excise Tax Certification for Affordable Housing Exemption

Development of New Housing

This form must be submitted with the Real Estate Excise Tax (REET) Affidavit for transfers which claim the Affordable Housing REET exclusion as provided below. The transfer must occur on or after January 1, 2023 to qualify.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue (Department). In the event of an audit, it is a taxpayer's responsibility to provide documentation to support the selling price or any exclusion claimed. Supporting documentation must be maintained for a minimum of four years from the date of the transfer. ([RCW 82.45.100](#)). Failure to provide supporting documentation upon Department request may result in the assessment of tax, penalties, and interest. Any filing that is determined by the Department to be fraudulent may also be subject to the 50% tax evasion penalty in addition to any other accrued penalties or interest when REET is assessed.

DEVELOPMENT OF NEW HOUSING ON THE PROPERTY: ([RCW 82.45.010\(3\)\(v\)\(i\)\(B\)](#))

The person signing below does hereby declare under penalty of perjury that the transfer of real property on the attached affidavit is entitled to the real estate excise tax exclusion described in [RCW 82.45.010\(3\)\(v\)\(i\)\(B\)](#) by meeting the following requirements:

- The grantee (buyer) is a: qualifying nonprofit entity as defined in RCW 84.36.560, housing authority created under RCW 35.82.030 or 35.82.300, or public corporation established under RCW 35.21.660 or 35.21.730, that intends to use the property to provide housing for low-income persons;
- Within five years of the date of the transfer, the grantee must receive (or qualify to receive) an exemption from real and personal property taxes under RCW 84.36.560, 84.36.049, 35.82.210, 35.21.755, or 84.36.010; AND,
- The grantee (buyer) intends to develop new housing on the property.

If the qualifying grantee fails to satisfy the time limits described in RCW 82.45.010(v)(i)(B), the grantee must pay the REET that would have otherwise been due at the time of the initial transfer, plus interest computed from the date of the initial transfer pursuant to RCW 82.32.050.

A qualifying grantee that is a county or municipal corporation must record a covenant at the time of transfer that prohibits using the property for any purpose other than low-income housing for a period of at least 10 years. [RCW 82.45.010\(v\)\(i\)](#)

The person signing below further understands the affidavit must be filed with the Department upon completion of the sale or transfer of property. The qualifying grantee must provide proof of eligibility for this exclusion as required by the Department, once the requirements described in [RCW 82.45.010\(v\)\(i\)\(B\)](#) have been satisfied.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than ten thousand dollars (\$10,000.00), or by both imprisonment and fine ([RCW 9A.20.021 \(1\)\(c\)](#)).

Grantee's signature:

Date:

Grantee's name (print):

For tax assistance, contact your local County Treasurer/Recorder or visit [dor.wa.gov/REET](#) or call 360-704-5905. To request this document in an alternate format, please complete the form [dor.wa.gov/AccessibilityRequest](#) or call 360-705-6705. Teletype (TTY) users please dial 711.