

Here is some basic information about Property Transfer Tax and how it may apply to you.

What is Property Transfer Tax?

Property Transfer Tax is a tax on the transfer by deed of title to real property in Vermont.

When Should You File a Property Transfer Tax Return?

A Property Transfer Tax Return must be filed with a town clerk whenever a deed transferring title to real property is delivered to a town clerk for recording. A town clerk cannot record a deed unless it is accompanied by a completed Property Transfer Tax Return.

Who Is Liable for The Tax?

The buyer or transferee is liable for the transfer tax.

Form Request

If you are unable to file electronically or download and print forms, you may request paper forms be mailed to you. (Property Transfer tax form PTT-172)

One copy of the corresponding instruction is automatically included with your forms order. Your order should arrive within 10 business days

To Order by Phone or Fax

Phone: (802) 828-2515 or (855) 297-5600

Fax: (802) 828-6892

Email: tax.formsrequest@vermont.gov

Property Transfer Tax Return (Form PTT-172): Forms Acceptable to File with Vermont Towns

This fact sheet provides a table with a list of the Property Transfer Tax Returns (PTTRs) depending on the date of closing. PTTRs must be submitted online via myVTax or on the acceptable paper form version to be valid.

How does this affect the filing of real estate deeds?

Each real estate deed recorded by the town must be accompanied by a properly completed PTTR form. The PTTR form is approved by the Commissioner of Taxes, according to Vermont law at 32 V.S.A. § 9608(a).

Filing through myVTax

Ideally, PTTRs should be filed online through myVTax, the Department's online filing and payment system. If you file through myVTax, you'll always be using an acceptable form version. Also, the online system always applies the correct tax rate, even for closings that occurred in prior years.

To get started, visit myVTax.vermont.gov.

Contact the Department of Taxes

For more information, please contact us at the Real Estate Transaction Tax Section, Division of Taxpayer Services:

Phone: at (802) 828-6851

Email: tax.rett@vermont.gov.

To request a paper form:

Call (802) 828-2515 or (855) 297-5600 (toll-free in U.S.) or email tax.formsrequest@vermont.gov.

Note for Tax Preparers: The option to file using a paper form is only available to preparers filing fewer than five returns annually. Preparers who know they will file more than five returns should not request any paper returns. Preparers are not allowed to file five paper returns and then e-file all others after the limit is reached.

Table of Acceptable Property Transfer Tax Forms

DATE OF CLOSING	FORM
Prior to June 2015	Available online via myVTax. All previous paper forms accepted.
June 2015 to Dec. 7, 2016	Available online via myVTax <u>or</u> PT-172 (paper form rev. 6/15)
Dec. 8, 2016 to June 30, 2017	Available online via myVTax <u>or</u> PTT-172 (paper form rev. 10/16)
July 1, 2017 to Current	Available online via myVTax <u>or</u> PTT-172 (paper form rev. 6/17)

Disclaimer: The information provided here is intended to be an overview only. Vermont tax statutes, regulations, Vermont Department of Taxes rulings, or court decisions supersede information presented here.

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