

## AU-263 Real Estate Conveyance Tax Allocation Worksheet

Use this worksheet to allocate the total consideration for property located in more than one municipality. Keep the completed worksheet for your records. Do not submit it to the Department of Revenue Services.

Grantor Name: \_\_\_\_\_ Grantor Taxpayer ID No.: \_\_\_\_\_

Property Location: \_\_\_\_\_ Total Consideration: \_\_\_\_\_

This amount must be the same as D5 below.

	A Town	B Assessed Value	C Assessed Value Ratio  See instructions.	D Allocated Consideration  Total Consideration X Column C
1				
2				
3				
4				
5	<b>Totals:</b> Add Lines 1 through 4.		1.00	

### Instructions

Conn. Gen. Stat. §12-500 requires transferors who transfer property located in more than one municipality to allocate the conveyance tax among the municipalities. The tax for both the state and the municipality is allocated in proportion to the assessed value of the real property in each municipality. An allocation may not be necessary if the property in one of the towns has no assessed value; for example, it only transfers common elements in a condominium.

**Column B:** Use the assessed value currently available. Assessments from the previous revaluation should be used if a current assessment is unavailable.

**Column C:** To calculate the assessed value ratio for each municipality, divide the assessed value for a municipality by the total assessed value for all municipalities listed.

**Column D:** The amount in Column D for each line must be carried to the appropriate line on **Form OP-236, Real Estate Conveyance Tax Return**.

### Tax Allocation for Residential Estates That Exceed \$800,000

Conn. Gen. Stat. §12-494(b)(2) provides that in the case of any conveyance in which the real property conveyed is a residential estate, including a primary dwelling and any auxiliary housing or structures, for consideration of \$800,000 or more, the tax rate is three quarters of one percent (.0075) on the first \$800,000 of consideration and one and one quarter percent (.0125) on that portion of the consideration in excess of \$800,000.

For a residential dwelling located in more than one municipality where the sales price is more than \$800,000, tax must be allocated among the municipalities and the \$800,000 threshold must be allocated among all tax returns filed.

**Example:** The sales price of a residential dwelling located in two municipalities is \$1,000,000. The total tax due to the State of Connecticut is \$8,500 ( $(\$800,000 \times .0075) + (\$1,000,000 - \$800,000) \times .0125$ ). The tax due on all tax returns filed must add up to the total tax due.

First, compute the assessed value ratio and allocate the consideration to each municipality.

	A Town	B Assessed Value	C Assessed Value Ratio	D Allocated Consideration
Town A		\$825,000	.9396	\$939,600
Town B		\$53,000	.0604	\$60,400
<b>Total</b>		\$878,000		\$1,000,000

Then, allocate the \$800,000 threshold amount to each municipality using the assessed value ratio calculated to allocate the consideration.

For Town A, multiply \$800,000 by the assessed value ratio of .9396. The allocated threshold amount is \$751,680. Enter this amount on Line 24a of Form OP-236. The balance of the consideration allocated to Town A is entered on Line 24b of Form OP-236.

	Consideration	Rate	Tax
Town A:			
Line 24a	\$751,680	.0075	\$5,637.60
Line 24b	\$187,920	.0125	\$2,349.00
<b>Total</b>	\$939,600		\$7,986.60

For Town B, multiply \$800,000 by the assessed value ratio of .0604. The allocated threshold amount is \$48,320. Enter this amount on Line 24a of Form OP-236. The balance of the consideration allocated to Town B is entered on Line 24b of Form OP-236.

	Consideration	Rate	Tax
Town B:			
Line 24a	\$48,320	.0075	\$362.40
Line 24b	\$12,080	.0125	\$151.00
<b>Total</b>	\$60,400		\$513.40