TOWN OF RED HOOK

TRANSFER TAX – COMMUNITY PRESERVATION FUND

Proceeds Of This Tax Are Deposited In A Dedicated Fund Earmarked For The Acquisition Of Land, Development Rights, And Other Interests In Property For Conservation Purposes

*****See Town of Red Hook Local Law No. 1 of 2007 before completing this form*****

Schedule A — Information relating to conveyance

Grantor/Transferor ☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Other	Name *(if individual; last, first, middle initial)*			Social security number
	Mailing address			Social security number
	City	State	ZIP code	Federal employer ID number
Grantee/Transferee ☐ Individual ☐ Corporation ☐ Partnership ☐ Estate/Trust ☐ Other	Name *(if individual: last, first, middle initial)*			Social security number
	Mailing address			Social security number
	City	State	ZIP code	Federal employer ID number

Location and description of property conveyed

Tax map designation			Address	Village	Town	County
Section	Block	Lot				
					Red Hook	Dutchess

Type of property conveyed *(check applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Other

Date of Conveyance:_____/_____/_____
Month Day Year

Condition of conveyance *(check all that apply)*

a. ☐ Conveyance of fee interest

b. ☐ Acquisition of a controlling interest (state percentage acquired_____%)

c. ☐ Transfer of a controlling interest (state percentage transferred_____%)

d. ☐ Conveyance to cooperative housing corporation

e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest

f. ☐ Conveyance which consists of a mere change of identify or form of ownership or organization

g. ☐ Conveyance for which credit for tax previously paid will be claimed

h. ☐ Conveyance of cooperative apartment(s)

i. ☐ Syndication

j. ☐ Conveyance of air rights or development rights

k. ☐ Contract assignment

l. ☐ Option assignment or surrender

m. ☐ Leasehold assignment or surrender

n. ☐ Leasehold grant

o. ☐ Conveyance of an easement

p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part II)*

q. ☐ Conveyance of property partly within and partly outside the town

r. ☐ Other *(describe)*_____

For recording officer's use	Amount received	Date received	Transaction number
14			

Schedule B – Red Hook transfer tax return (Tax Law, Article 31-A-1)

Part I — Computation of tax due

1. Enter amount of consideration for the conveyance from line 1 of Schedule B, Part I, of form TP-584……1._____
   a. If you are claiming a total exemption from tax (see Part II below), check the "exemption claimed" box, and proceed to Part II
      ☐ Exemption Claimed
   b. If you are claiming an apportionment of consideration for property partly within the town (Local Law No. 1 of 2007, Section 57-21), check the "apportionment claimed" box, enter the apportioned consideration, and proceed with Part I
      ☐ Apportionment Claimed 1b._____

2. Additional Red Hook Exemption: Enter *median sales price of residential real property in Dutchess County* (Local Law No. 1 of 2007, Section 57-13) (obtain from http://www.co.dutchess.ny.us/CountyGov/Departments/CountyClerk/CCforms.htm) ……2._____

3. Taxable Consideration (subtract line 2 from line 1 or 1b)……..3._____
   If a negative amount, no tax owed, sign return and file with County Clerk.
   If a positive amount, continue with Part I.

4. Tax: Multiply line 3, taxable consideration, x 2% (.02)……4._____

5. Enter amount of credit, if any, as follows:
   a. Amount of credit claimed for prior tax paid (Local Law No. 1 of 2007, Section 57-14):
   If you are claming this credit, check the credit claimed box, enter amount, and continue with Part I
      ☐ Credit Claimed…….. 5a._____
   b. Cooperative Housing Corporation transfer credit (Local Law No. 1 of 2007, Section 57-15 A2):
   If you are claming this credit, check the credit claimed box, enter amount, and continue with Part I
      ☐ Credit Claimed…….. 5b._____

6. Total Tax Due* (subtract line 5a and/or 5b from line 4)…..……6._____

   *Please make check(s) payable to the Dutchess County Clerk.

Part II — Exemption for Certain Conveyances.

The real estate transfer tax imposed by Local Law No. 1 of 2007 shall not apply to any of the following conveyances:

a. Conveyances to the United Nations, the United States of America, the State of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Dominion of Canada)……a ☐

b. Conveyances to secure a debt or other obligation.....b ☐

c. Conveyances which, without additional consideration, confirm, correct, modify, or supplement a prior conveyance.....c ☐

d. Conveyances of real property without consideration and otherwise than in connection with a sale, including conveyances conveying realty as bona fide gifts.....d ☐

Schedule B, continued-Red Hook transfer tax return (Tax Law, Article 31-A-1)

e. Conveyances given in connection with a tax sale……..e ☐

f. Conveyances to effectuate a mere change of identity or form of ownership or organization where there is no change in beneficial ownership other than conveyances to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings……f ☐

g. Conveyances which consist of a deed of partition……g ☐

h. Conveyances given pursuant to the federal Bankruptcy Act ……h ☐

i. Conveyances of real property which consist of the execution of a contract to sell real property without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property……I ☐

j. Conveyances of real property or a portion or portions of real property that are the subject of one or more of the following development restrictions;
(a) An agricultural, conservation, scenic, or open space easement.
(b) Covenants or restrictions which prohibit the development where the property or portion of property being conveyed has had its development rights permanently removed.
(c) A purchase of development rights agreement where the property or portion of property being conveyed has had its development rights permanently removed.
(d) A transfer of development rights agreement, where the property being conveyed has had its development rights removed.
(e) Real property subject to any locally adopted land preservation agreement……j ☐

k. Conveyances of real property, where the property is viable agricultural land as defined in subdivision (7) of Section 301 of the Agriculture and Markets Law and the entire property to be conveyed is to be made subject to one of the development restrictions set forth in the preceding paragraph (j), provided that said development restriction precludes the conversion of the property to a non-agricultural use for at least eight years from the date of transfer, and said development restriction is evidenced by an easement, agreement, or other suitable instrument which is conveyed to the Town simultaneously with the conveyance of the real property……..k ☐

l. Conveyances of real property for open space, parks, or historic preservation purposes to any not-for-profit tax-exempt corporation operated for conservation, environmental, or historic preservation purposes……..l ☐

m. Conveyances made on or after August 1, 2007 but made pursuant to binding written contract executed prior to such date. **WRITTEN EVIDENCE OF RECORDING OF PURCHASE AGREEMENT, OR FIRST AND LAST PAGE OF SAID AGREEMENT, MUST BE ATTACHED. BINDER NOT ACCEPTABLE**.....m ☐

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A and B is to the best of his/her knowledge, true and complete and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance. Written documentation must be provided upon request of the Town of Red Hook.

Grantor Signature	Title	Grantee signature	Title
Grantor Signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A and B?
Have you made your check(s) payable to the Dutchess County Clerk?