Governmental Leasehold Intangible Personal Property Tax Return
For Year: 2017

Rule 12C-2.0115
Florida Administrative Code
Effective 01/16

FEIN :
SSN (if no FEIN) :
Business Partner # :
Contract Object # :

Handwritten Example 0 1 2 3 4 5 6 7 8 9
Typed Example 0123456789
Use black ink.

Mail return and check payable to:
FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0100

The Florida Legislature has provided that all leasehold estates, or any possessory interest created thereby, in property of the United States, the State of Florida, or any of its political subdivisions, municipalities, agencies, authorities, or other governmental units, are to be taxed as intangible personal property if the leased property is undeveloped or predominately used for a residential or commercial purpose, and rental payments are due in consideration of the leasehold estate or possessory interest. Lessees of governmentally owned property are required to file an annual intangible tax return, unless the leasehold estate qualifies for specific exemptions, beginning with the 1984 tax year.

If the calculated tax due is less than sixty dollars ($60), no payment is required. However, the taxpayer should file this return without payment so the Department is aware that no tax is owed and will not take collection action(s) regarding this filing period.

Our records are computerized and all information is maintained by account number. Your account number is your Social Security Number (SSN) or Federal Employer Identification Number (FEIN). Please refer to these numbers in all correspondence. Show your correct number on your return. Social security numbers are used by the Florida Department of Revenue as unique identifiers for the administration of Florida's taxes. Social security numbers obtained for tax administration purposes are confidential under sections 213.053 and 119.071, Florida Statutes, and not subject to disclosure as public records. Collection of your SSN is authorized under state and federal law. Visit our Internet site at **www.floridarevenue.com** and select "Privacy Notice" for more information regarding the state and federal law governing the collection, use, or release of SSNs, including authorized exceptions.

HOW TO COMPUTE THE TAX

Line 1 **Annual Rental Payment** — To compute the value of your leasehold estate, determine the amount of annual market rent for the property and enter the amount on Line 1.

Line 2 **Valuation Factor** — Enter on Line 2 the valuation factor for the years remaining on the lease, from the Valuation Factor Table. Also, enter the number of years remaining on the lease in the space provided.

Line 3 **Taxable Amount** — Multiply the annual rental payment on Line 1 by the valuation factor on Line 2 and enter the result on Line 3.

Line 4 **Tax Due** — Multiply the amount on Line 3 by .0005 ($.50 tax for each $1,000 value) and enter the result on Line 4. If Line 4 is less than $60, no payment is due.

Line 5 **Discount** — You may claim a discount for early payment. Consult the FILING DATE section on Page 3.

Line 6 **Penalty and Interest** (refer to details on Page 3) —
Line 6a. For returns filed after the due date, enter penalty amount due with the tax payment for delinquency and late-filing penalties.
Line 6b. For taxes paid after the due date, enter interest due with the late-filed tax payment.
Total the amounts on Line 6a and Line 6b and enter the sum on Line 6.

Line 7 **Total Payment Due** — For returns filed on or before the due date, subtract Line 5 from Line 4 and enter the result on Line 7. For returns filed after the due date, add Line 4 plus Line 6 and enter the result on Line 7.

Line 8 **Less Amount Paid with Extension** — Enter any amount paid with an extension on Line 8.

Line 9 **Payment Due** — Subtract amount on Line 8 from Line 7 and enter result on Line 9.

DO NOT DETACH COUPON

Governmental Leasehold Intangible Personal Property Tax Return

HD/PM Date: / /

DR-601G
R. 01/16

FEIN –
SSN (if no FEIN) – –

DR-601G

US DOLLARS

1. Annual Rental Payment
2. Valuation Factor Years Remaining _____
3. Taxable Amount
4. Tax Due (Tax Rate = .0005)
5. Discount See Instructions Above
6. Penalty and Interest
   a. Penalty $ _____
   b. Interest $ _____
7. Total Payment Due
8. Less Amount Paid with Extension
9. Payment Due

Enter total penalties and Interest below.

Under penalties of perjury, I declare that I have read the foregoing tax return and that the facts stated in it are true.

Signature of taxpayer _____ Date _____

Title _____ (_____) Phone number (include area code) _____

9100 0 20170131 0018015031 2 9999999999 0000 0

Taxpayer Name: _____ Telephone Number: (_____)_____
Area Code

County Property Identification Number:_____ FEIN _____

County Where Property Located: _____ SSN (if no FEIN):_____

Schedule A	Factors for valuation of each leasehold estate. Complete this supplemental schedule and mail with your return.

1. a. Name the governmental unit owning the property. _____
   b. To what governmental agency is the consideration or "rent" paid? _____
   c. Physical location of governmental property occupied (street, city, ZIP). _____
2. What is the legal description of the property? _____
3. a. Describe the property occupied. _____
   b. Describe the improvements belonging to the governmental unit. _____
4. a. Have you made improvements to this property? ( ) yes ( ) no
   b. Describe those improvements. _____
   c. Do your improvements become the property of the governmental unit owning the location? ( ) yes ( ) no
   d. What is your estimate of the value of improvements you have made to this property? $ _____
5. a. Describe your use of this property or the type of activity conducted at this location, and the number of years you have been at this location. _____
   b. How long do you intend to occupy the property? _____
6. a. Is there a written agreement between you and the governmental unit owning the property? ( ) yes ( ) no
   b. Is this agreement recorded in the official records of the county? ( ) yes ( ) no
   c. If so, what is the official record book and page number where recorded? _____
7. a. Does the governmental entity that owns the property share in the profit as a form of rent? ( ) yes ( ) no
   b. If so, what is the basis or formula used to determine the percentage or amount payable to the governmental unit? _____
8. a. What is the term of your lease (in years)? _____
   b. How many years remaining as of January 1 of this tax year? _____
9. What is the amount actually paid for the privilege of using this property? _____
10. What is the basis for determining the amount of the rent stated in your lease agreement? _____
11. Is this consideration or "rent" paid weekly, monthly, yearly, or other? _____
12. Does the rent include payments for improvements? ( ) yes ( ) no
13. a. Do you file a tangible personal property tax return with the county property appraiser? ( ) yes ( ) no
    b. What county(ies)? _____

Location address (if different than mailing address):

Street Address _____

City _____ State _____ ZIP _____ County _____

Telephone Number: (_____) _____

Indicate changes to mailing address below:

Name _____

Street Address _____

City _____ State _____ ZIP _____ County _____

Telephone Number: (_____) _____

Instructions

GENERAL INFORMATION
Florida law classifies a lessee's interest in property leased from a governmental unit as intangible property, where the lessee makes rental payments in consideration of the leasehold estate or possessory interest, whether the leased property is undeveloped or is used for a residential or a commercial purpose.

A leasehold interest created by an original lease for 100 years or more, regardless of renewal options, is considered as creating an ownership right in the leased property and the property will not be classified as intangible property. Property financed, acquired or maintained using funds resulting from the issuance of bonds by Florida industrial development authorities or research and development authorities under Parts II, III, or V of Chapter 159, Florida Statutes (F.S.), is considered to be owned and the lessee's interest is not classified as intangible property.

A lessee of governmental property will be exempt from annual intangible tax, provided the lease contract requires that the lessee provide space on the leasehold estate for use by a governmental entity.

Lessees leasing property classified as agricultural land or land used exclusively for noncommercial public recreational purposes, or leasing property used for a governmental, municipal, or public purpose or function as defined in section 196.012(6), F.S., and lessees qualified as an organization which uses the property for literary, scientific, religious or charitable purposes, are not subject to intangible tax on their leasehold interest.

If no rental payments are due under the agreement creating a leasehold estate, the leasehold estate is taxed as real property, not as intangible property. Personal property, buildings or other real property improvements owned by a lessee are assessed under Ad Valorem tax provisions, not as intangible property.

Taxpayers with more than one lease MUST FILE a separate return for each location.

WHO MUST FILE
Every lessee of governmental property used for a residential or commercial purpose, or that is undeveloped, is subject to the intangible tax each year on the value of the leasehold estate on January 1 of each tax year, if rental payments are due in consideration for the leasehold estate.

If the 1/2 mill ($.50 per $1000 value) annual tax levy on the value of the leasehold estate results in a tax of sixty dollars ($60) or more, the lessee is required to file this return (Form DR-601G) and pay the tax.

If the tax due is less than sixty dollars ($60), the taxpayer should file this return without payment of the tax so the Department is aware that no tax is owed and will not take collection action(s) regarding this filing period.

FILING DATE
The *Governmental Leasehold Intangible Personal Property Tax Return* (Form DR-601G) covering the leasehold estate is due January 1 and late after June 30. Returns not filed and taxes not paid by this date are delinquent. The date of postmark or date delivered to the Department is considered the date of payment.

A **discount** may be claimed for early filing provided payment is postmarked on or before the last day of the month of one of the following filing periods: January - February 4%; March 3%; April 2%; May 1%; June 0%

Example: $64.33 (tax) X .04 (January discount) = $ 2.57 (discount allowed)

EXTENSION OF TIME
A request for an extension of time for filing may be submitted for review. Form DR-602G must be received by the Department on or before June 30 of the tax year.

PENALTY
The return, with full payment of tax, must be postmarked **no later than** June 30 of the applicable tax year to avoid penalty. If June 30 falls on a Saturday, Sunday, or a legal state or federal holiday and the return is postmarked or delivered to the Department on the next workday, it is considered timely.

Delinquency penalty is assessed on tax not paid by June 30. The penalty rate is 10% per month or portion of a month, not to exceed a maximum of 50% of the tax due.

Specific late filing penalty is assessed on tax returns postmarked after June 30. The penalty rate is 10% per month or portion of a month until the return is filed, not to exceed a maximum of 50% of the tax due.

The combined total of the delinquency penalty and specific late filing penalty will not exceed 10% per month or portion of a month, not to exceed a maximum of 50% of the tax due.

INTEREST

If the tax is not paid by June 30, you owe interest on the amount of tax due. Florida law provides a floating rate of interest for late payments of tax due. Interest rates, including daily rates, are published in Tax Information Publications that are updated semiannually on January 1 and July 1 each year and posted online at **www.floridarevenue.com.**

OVERPAYMENTS OF TAX

If you have overpaid your tax and want a refund of the overpayment, you must submit an *Application for Refund* (Form DR-26). The *Application for Refund* must be submitted within three (3) years of the date the tax was paid. The Department cannot process a claim for refund without this form. Filing an amended return does not qualify as a claim for refund.

If you have any questions, please call Refunds at 850-617-8585 or write to: Florida Department of Revenue, Refunds, PO Box 6470, Tallahassee, FL 32314-6470.

AMENDED RETURNS/UNDERPAYMENTS OF TAX
If you discover that intangible property was undervalued on, or omitted from, your tax return, you should file an amended return. The amended return is to be completed in its entirety, as if it was an original filing. Pay only the additional tax due. If the return is postmarked after June 30, you will be subject to penalty and interest. Explain by separate letter, attached to the amended return, whether the property was undervalued or omitted.

VALUATION OF LEASEHOLD ESTATE
The just value of a lessee's leasehold estate or possessory interest to be reported on the return is determined by the rent payments for the remaining term of the lease, at the Federal Reserve - Atlanta - discount rate on the last business day of the previous year, plus one (1) percent.

Tax information and forms are available online at: www.floridarevenue.com
For assistance, call Taxpayer Services, Monday - Friday, excluding holidays, at 800-352-3671.

Valuation Factor Tables determined annually by the Department based on that discount rate, plus one (1) percent, are published in Taxpayer Information Publications on the Department's website at **www.floridarevenue.com**. The Valuation Factor Table for the tax year indicated on the front page of this tax return is provided below.

Nominal or token payments are not used to value the lessee's interest. In such cases, the fair market rental for the leased property is the amount to be valued. If lease rental payments are based on some factor, such as a percentage of sales or profits, the average annual rental actually paid for a period not to exceed the previous five years should be used, provided the amount is not nominal or significantly less than fair market rental. If the average amount is a nominal or token amount, the lease rental payment to be valued shall be the fair market rental for the property. Market rent is the amount which would be paid annually for use of a property in the open market, as indicated by current rentals being paid for comparable property. This should be net rent to the owner or lessor after allowance for taxes, insurance or other expenses specifically itemized as part of the rental payment. Do not deduct any such payments that you as the user make.

The period for which the lease payments should be valued is the number of years remaining under the lease on January 1 of the tax year, exclusive of renewal options. The year in which the lease expires should be considered a full year for the purpose of determining the number of years remaining under the lease agreement. If, on January 1 of the tax year, less than one year remains under the lease agreement, the value is determined as if a full year remained and is then prorated for the number of months remaining under the lease agreement.

Valuation Factor Table - 2017 (2.25%)

YEARS REMAINING	FACTOR	YEARS REMAINING	FACTOR	YEARS REMAINING	FACTOR
1	0.9780	34	23.5868	67	34.4358
2	1.9345	35	24.0458	68	34.6560
3	2.8699	36	24.4947	69	34.8714
4	3.7847	37	24.9337	70	35.0821
5	4.6795	38	25.3630	71	35.2881
6	5.5545	39	25.7829	72	35.4896
7	6.4102	40	26.1935	73	35.6866
8	7.2472	41	26.5951	74	35.8794
9	8.0657	42	26.9879	75	36.0678
10	8.8662	43	27.3720	76	36.2522
11	9.6491	44	27.7477	77	36.4324
12	10.4148	45	28.1151	78	36.6087
13	11.1636	46	28.4744	79	36.7812
14	11.8959	47	28.8259	80	36.9498
15	12.6122	48	29.1695	81	37.1147
16	13.3126	49	29.5057	82	37.2760
17	13.9977	50	29.8344	83	37.4337
18	14.6677	51	30.1559	84	37.5880
19	15.3229	52	30.4703	85	37.7389
20	15.9637	53	30.7778	86	37.8864
21	16.5904	54	31.0785	87	38.0307
22	17.2034	55	31.3727	88	38.1719
23	17.8028	56	31.6603	89	38.3099
24	18.3890	57	31.9416	90	38.4449
25	18.9624	58	32.2167	91	38.5769
26	19.5231	59	32.4858	92	38.7060
27	20.0715	60	32.7490	93	38.8323
28	20.6078	61	33.0063	94	38.9558
29	21.1323	62	33.2580	95	39.0766
30	21.6453	63	33.5042	96	39.1947
31	22.1470	64	33.7449	97	39.3102
32	22.6377	65	33.9803	98	39.4232
33	23.1175	66	34.2106	99	39.5337
				100	39.6417