

# Real Property Transfer Qualification Codes for DOR and Property Appraisers to Use Beginning January 1, 2016

(Revised 11-17-2015)

The property appraiser will use these codes when reporting real property ownership transfers (sales) to the department under sections 193.114(2)(n) and 195.0995(1), F.S.

## **Real property transfers qualified and included in sales ratio analysis**

01. Transfers qualified as arm's length because of examination of the deed or other instrument transferring ownership of real property
02. Transfers qualified as arm's length because of documented evidence

## **Real property transfers qualified but excluded from sales ratio analysis**

03. Transfers qualified as arm's length at time of transfer, but the physical property characteristics changed significantly after the transfer, or transfer included property characteristics not present at time of transfer (examples: parcel split, parcel combination, new construction, deletion, disaster, improvements not substantially complete, sale price includes improvements not yet built)
04. Transfers qualified as arm's length at time of transfer, but the legal characteristics have significantly changed after the transfer
05. Arm's-length transaction transferring multiple parcels with multiple parcel identification numbers
06. Arm's-length transaction transferring a single parcel that crosses one or more county lines

## **Real property transfers disqualified because of examination of the deed or other real property transfer instrument**

11. Corrective deed, quit claim deed, or tax deed; deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; transfer of ownership in which no documentary stamps were paid
12. Transfer to or from financial institutions; deed stating "In Lieu of Foreclosure" (including private lenders)
13. Transfer conveying cemetery lots or parcels
14. Transfer containing a reservation of occupancy for more than 90 days (life estate interest)
15. Removed - not currently accepted; reserved for future use
16. Transfer conveying ownership of less than 100% undivided interest
17. Transfer to or from a religious, charitable, or benevolent organization or entity
18. Transfer to or from a federal, state, or local government agency (including trustees (or board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)
19. Transfer to or from bankruptcy trustees, administrators, executors, guardians, personal representatives, or receivers
20. Transfer to or from utility companies
21. **Contract for deed, agreement for deed**

## **Real property transfers disqualified because of documented evidence**

30. Transfer involving affiliated parties (examples: family, corporate, business, landlord-tenant)
31. Transfer involving a trade or exchange of land
32. Transfer involving an abnormal period of time between contract date and sale date (examples: pre-construction sales, pre-development sales)
33. Transfer that included incomplete or unbuilt common property
34. Transfer satisfying payment in full of a prior property contract
35. Transfer involving atypical amounts of personal property
36. Transfer involving atypical costs of sale
37. Transfer in which property was not exposed to the open market; transfer involving participants who were atypically motivated or not knowledgeable or informed of market conditions or property characteristics
38. Transfer that was forced or under duress; transfer that was to prevent foreclosure (occurs prior to date shown in judgment order for public sale)
39. Transfer in which the consideration paid for real property is verified to be different than the consideration indicated by documentary stamps
40. Transfer in which the consideration paid for real property is verified to be significantly influenced by non-market financing or assumption of non-market lease
41. Other; requires documentation and prior approval of the Department of Revenue (Code 41 protocol is available at <http://floridarevenue.com/property/Documents/code41req.pdf>)
42. Transfer involving mortgage fraud per a law enforcement agency's notification of probable cause
43. Transfer in which the sale price (as the documentary stamps indicate) is verified to be an allocated price as part of a package or bulk transaction

## **Real property transfers qualification decision pending**

98. Unable to process transfer because of transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor)
99. Transfer was recorded or otherwise discovered in the previous 90 days, and qualification decision is pending; invalid for transfers recorded or otherwise discovered more than 90 days earlier

**Changes from 2015 Real Property Transfer Qualification Codes are in red text**