

Documentary Stamp Tax Overview

1. Documentary Stamp Tax

1.1 Welcome



Notes:

Welcome to the Documentary Stamp Tax overview. In this presentation, we will discuss what documentary stamp tax is, documents that are and are not subject to the tax, and your responsibilities in remitting the tax.

1.2 Navigation

A navigation guide for the presentation. It features a teal header bar with the text "Navigating This Overview". Below the header, there are four sections, each with a title and a description. The first section is "TRANSCRIPT Transcript Tab", which explains that a transcript of the audio is available by clicking on the Transcript tab in the top-left corner. The second section is "Menu Tab", which explains that the Menu tab displays by default when the overview is viewed on a computer and allows navigation through the overview by clicking the topic name on the menu. The third section is "RESOURCES Resources Tab", which explains that the Resources tab is found to the right side of the top bar and displays a list of links to useful forms, documents, and webpages. The fourth section is "< PREV NEXT > Previous and Next Buttons", which explains that the Previous and Next buttons are located at the bottom right corner of the screen and allow navigation back or forward.

TRANSCRIPT Transcript Tab

A transcript of the audio is available by clicking on the **Transcript** tab in the top-left corner of your screen.

The following tabs and buttons are available to help you navigate through this overview.

Menu Tab

The Menu tab displays by default when the overview is viewed on a computer. It allows you to navigate through the overview by clicking the topic name on the menu. When viewing this overview on a tablet or smartphone, the menu does not display by default and must be accessed using the menu symbol.

RESOURCES Resources Tab

The Resources tab is found to the right side of the top bar. When clicked, it displays a list of links to useful forms, documents, and webpages.

< PREV NEXT > Previous and Next Buttons

Previous and Next buttons are located at the bottom right corner of your screen. These buttons allow you to move either back or forward.

Notes:

This overview will take approximately 20 minutes to complete. A transcript of the audio is available by clicking on the transcript tab in the top-left corner of your screen.

The following tabs and buttons are available to help you navigate throughout this overview.

Menu Tab

The menu tab displays by default when the overview is viewed on a computer. It allows you to navigate through the overview by clicking on the topic name on the menu. When viewing this overview on a tablet or smartphone, the menu does not display by default and must be accessed using the menu symbol.

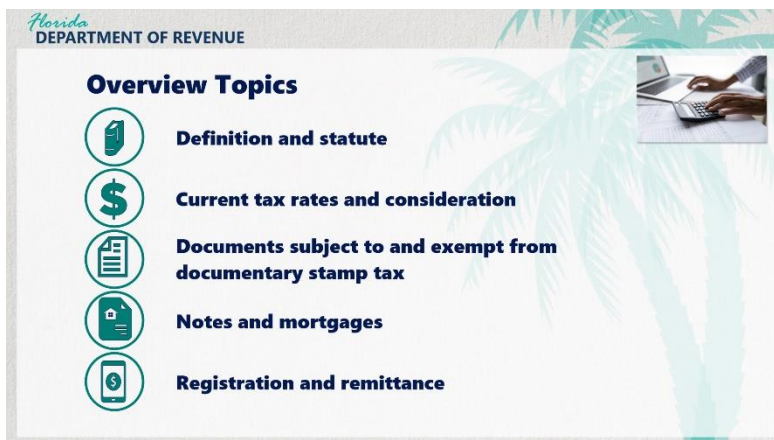
Resources Tab

The resources tab is found on the right side of the top bar. When clicked, it displays the list of links to useful forms, documents, and webpages.

Previous and Next Buttons

The previous and next buttons are located at the bottom-right corner of your screen. These buttons allow you to move either back or forward.

1.3 Overview Topics




Notes:

Topics for this overview include:

- definition and statute
- current tax rates and consideration
- documents subject to and exempt from documentary stamp tax
- notes and mortgages, and


- registration and remittance

1.4 Definition and Governing Statute



Definition and Governing Statute


- ✓ Documentary stamp tax is a tax imposed on certain documents executed, delivered, or recorded in Florida.
- ✓ Implemented in 1931 by chapter (ch.) 15787, Laws of Florida
- ✓ Now governed by ch. 201, Florida Statutes (F.S.)



Notes:

Documentary stamp tax is a tax imposed on certain documents executed, delivered, or recorded in Florida. Documentary stamp tax was first enacted in 1931 under chapter 15787, Laws of Florida, and is currently governed by ch. 201, Florida Statutes (F.S.).


1.5 Deeds and Other Documents



Deeds and Other Documents

Common examples of documents subject to documentary stamp tax:

- ✓ Documents that transfer an interest in Florida real property, such as deeds
- ✓ Written obligations to pay money, such as promissory notes, and mortgages and liens recorded in Florida



Notes:

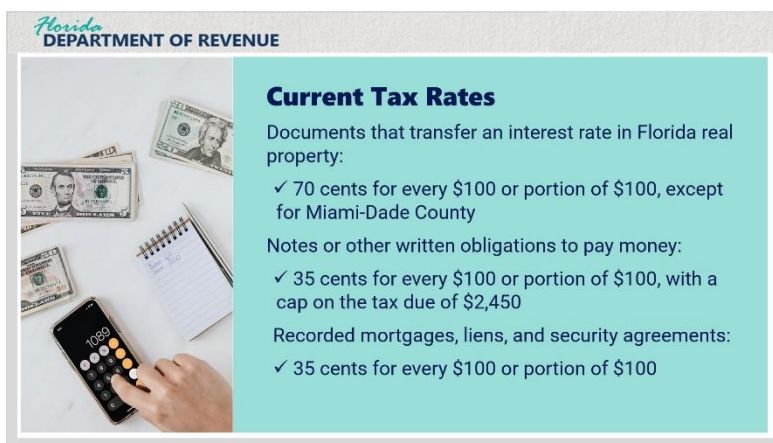
The most common examples of documents subject to documentary stamp tax are deeds

and other documents that transfer an interest in Florida real property, agreements or contracts for deeds, mortgages recorded in Florida, and certificates of title, as well as other documents we will cover later in this overview.

For documents that transfer an interest in Florida real property, the amount of tax due is calculated based on the consideration for the transfer, and all parties are liable for the tax regardless of which party agrees to pay the tax unless a party is statutorily exempt from doing so.

We will cover consideration with examples later in this overview.

1.6 Current Tax Rates



The graphic features the Florida Department of Revenue logo at the top left. Below it is a photograph of a hand using a calculator, with several US dollar bills and a spiral notebook scattered around. To the right of the photograph is a teal box containing the following text:

Current Tax Rates

Documents that transfer an interest rate in Florida real property:

- ✓ 70 cents for every \$100 or portion of \$100, except for Miami-Dade County

Notes or other written obligations to pay money:

- ✓ 35 cents for every \$100 or portion of \$100, with a cap on the tax due of \$2,450

Recorded mortgages, liens, and security agreements:

- ✓ 35 cents for every \$100 or portion of \$100

Notes:

The current tax rate for documents that transfer an interest in Florida real property, such as deeds, is 70 cents for every \$100 or any portion of \$100, with the exception of Miami-Dade County (which we will discuss on the next screen).

Notes and other written obligations to pay money are taxed at 35 cents for every \$100 or portion of \$100, with a cap on the tax due of \$2,450.

Recorded mortgages, liens, and security agreements also have a tax rate of 35 cents for every \$100 or portion of \$100, with no cap on the tax amount due.


1.7 Miami-Dade Tax and Surtax

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Miami-Dade Tax and Surtax

Miami-Dade County's tax rate is 60 cents for every \$100 or portion of \$100, with a surtax of 45 cents for every \$100 or portion of \$100.

- ✓ The Miami-Dade surtax is not due on documents that transfer only a single-family residence.
- ✓ The surtax goes to fund the Miami-Dade affordable-housing program.



Notes:

Miami-Dade County imposes a tax rate of 60 cents for every \$100 or portion of \$100, and an additional surtax of 45 cents on every \$100 or portion of \$100.

The Miami-Dade surtax is not due on documents that transfer only a single-family residence, and only the documentary stamp tax of 60 cents on every \$100 or a portion of \$100 would apply.

The surtax funds go to fund the Miami-Dade County affordable-housing program.

1.8 Knowledge Check 1

(Multiple Choice, 0 points, 2 attempts permitted)

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Knowledge Check 1

Select the item that has a taxable cap of \$2,450.

- Mortgages, liens, and security agreements
- Notes and other written obligations
- Documents that transfer an interest in Florida real property

Correct	Choice
	Mortgages, liens, and security agreements
X	Notes and other written obligations
	Documents that transfer an interest in Florida real property

Feedback when correct:

That's right! You selected the correct response.

Feedback when incorrect:

You did not select the correct response.

Correct (Slide Layer)

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Knowledge Check 1

Select the item that has a taxable cap of \$2,450.

- Mortgages, liens, and security agreements
- Notes and other written obligations
- Documents that transfer an interest in Florida real property

Correct
That's right! You selected the correct response.
Continue

Incorrect (Slide Layer)

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Knowledge Check 1

Select the item that has a taxable cap of \$2,450.

- Mortgages, liens, and security agreements
- Notes and other property
- Documents that

Incorrect
You did not select the correct response.

Continue

Try Again (Slide Layer)

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Knowledge Check 1

Select the item that has a taxable cap of \$2,450.


- Mortgages, liens, and security agreements
- Notes and other property
- Documents that

Incorrect
That is incorrect. Please try again.

Try Again

1.9 Consideration

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Consideration

Consideration for transfers of Florida real property includes, but is not limited to:

- ✓ money paid or agreed to be paid;
- ✓ the discharge of an obligation;
- ✓ the exchange of property (real or personal); and
- ✓ the mortgage, lien, or other encumbrance (debt) on the property, whether assumed or not.

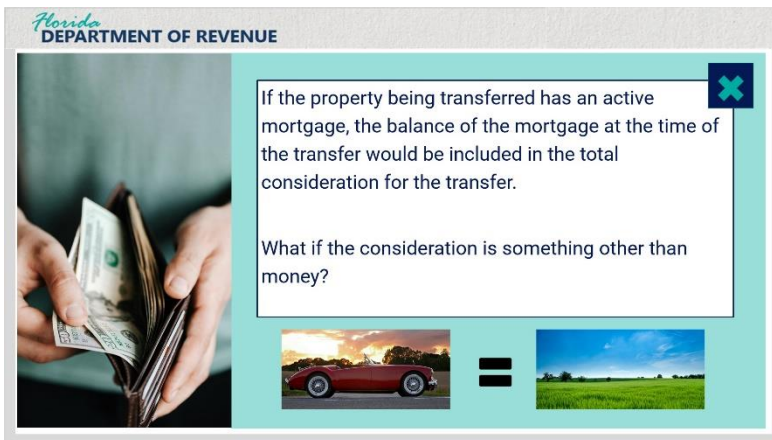
Notes:

Examples of consideration for a transfer can be found in section 201.02(1)(a), F.S., and include, but are not limited to: money paid or agreed to be paid; the discharge of an obligation; the exchange of property, real or personal; and the mortgage, lien, or other encumbrance or debt on the property, whether the debt is assumed or not.

For example: If the property being transferred has an active mortgage, the balance of the mortgage at the time of the transfer would be included in the total consideration for the transfer.

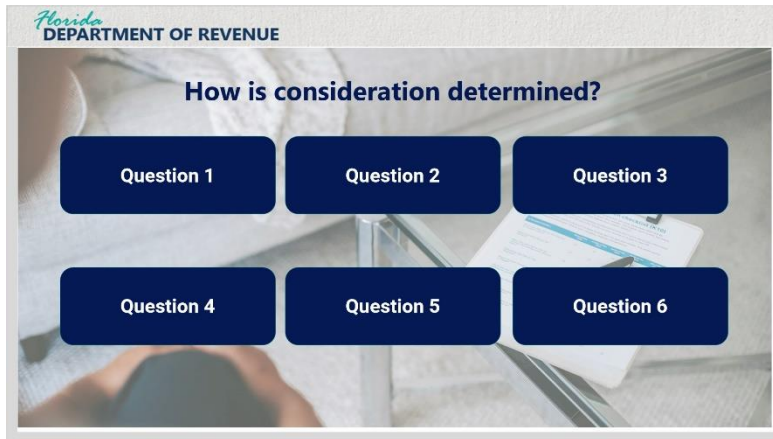
What if the consideration is something other than money? If someone is exchanging a vehicle for an acre of land, the vehicle's value is presumed to be equal to the fair market value of the land in the exchange.

Layer 2 (Slide Layer)



The slide features the Florida Department of Revenue logo at the top left. On the left side, there is a photograph of hands holding a stack of US dollar bills. To the right of the photo is a white text box with a blue close button (an 'X' in a square) in its top right corner. The text box contains the following text: "If the property being transferred has an active mortgage, the balance of the mortgage at the time of the transfer would be included in the total consideration for the transfer." Below this text box, the question "What if the consideration is something other than money?" is displayed. At the bottom of the slide, there are three images: a red classic convertible car on the left, a black equals sign in the center, and a green field under a blue sky on the right.

1.10 How is consideration determined?



Notes:

Here are six questions that may help in determining consideration. If any of these questions result in a yes answer, then tax may be due on the document. Click on each box for the example.

Question 1

Was money paid for the real property interest transferred?

Question 2

Is money to be paid for the real property interest transferred?

Question 3

Was there an exchange of real or personal property for the real property transferred? For example, did you agree to trade a recreational vehicle for a parcel of real property?

Question 4

Was the real property under mortgage or lien at the time of the transfer?

Question 5

Will the grantor or someone designated by the grantor receive anything of value for the real property interest transferred? Or, will the grantee, or someone acting on behalf of the grantee, give anything of value for the real property interest transferred?

Question 6

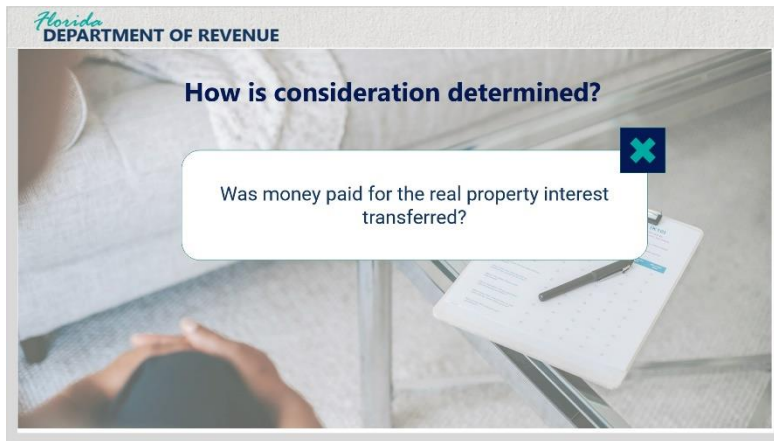
Was the real property transferred to pay off a debt by the person transferring the property to the new owner?

Question 1 (Slide Layer)

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How is consideration determined?

Was money paid for the real property interest transferred?

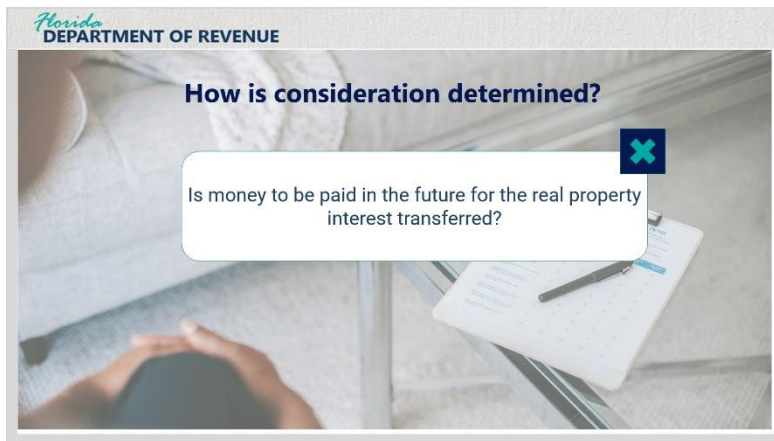
A slide layer from a presentation. The background is a top-down view of a person's hands on a desk with a clipboard and pen. The slide contains the Florida Department of Revenue logo, a title, and a question. A blue 'X' icon is in the top right corner of the question box.

Question 2 (Slide Layer)

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How is consideration determined?

Is money to be paid in the future for the real property interest transferred?

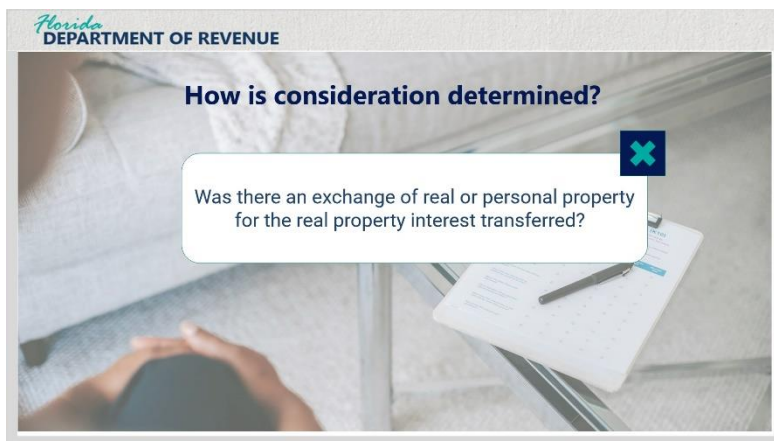
A slide layer from a presentation. The background is a top-down view of a person's hands on a desk with a clipboard and pen. The slide contains the Florida Department of Revenue logo, a title, and a question. A blue 'X' icon is in the top right corner of the question box.

Question 3 (Slide Layer)

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How is consideration determined?

Was there an exchange of real or personal property for the real property interest transferred?

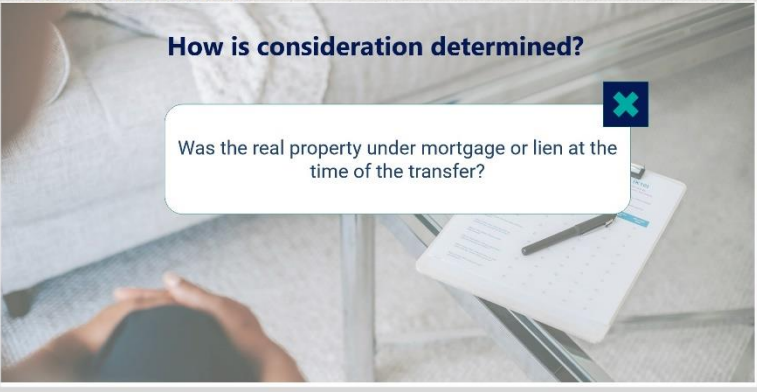
A slide layer from a presentation. The background is a top-down view of a person's hands on a desk with a clipboard and pen. The slide contains the Florida Department of Revenue logo, a title, and a question. A blue 'X' icon is in the top right corner of the question box.

Question 4 (Slide Layer)

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How is consideration determined?

Was the real property under mortgage or lien at the time of the transfer?




Question 5 (Slide Layer)

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How is consideration determined?

Will the grantor or someone designated by the grantor receive anything of value for the real property interest transferred?

Will the grantee, or someone acting on behalf of the grantee, give anything of value for the real property interest transferred?

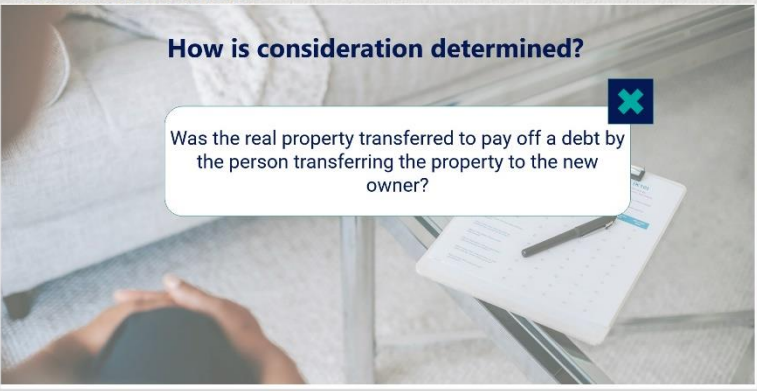


Question 6 (Slide Layer)

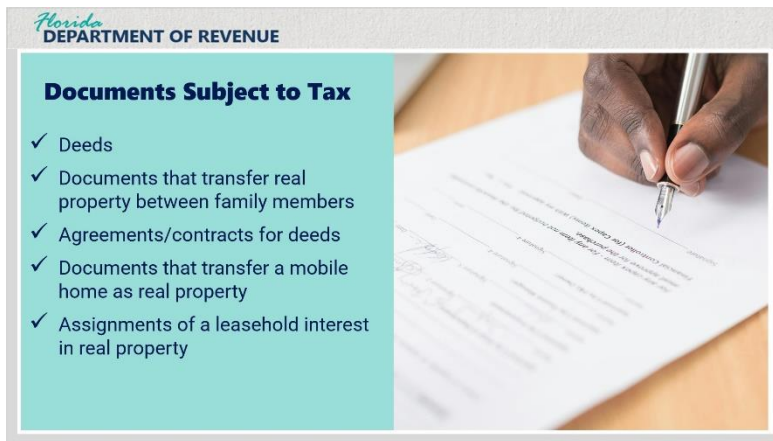
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How is consideration determined?

Was the real property transferred to pay off a debt by the person transferring the property to the new owner?



1.11 Documents Subject to Tax



The graphic features the Florida Department of Revenue logo at the top left. A teal box on the left contains the title "Documents Subject to Tax" and a list of five categories, each preceded by a checkmark. To the right of the text is a photograph of a hand holding a pen, writing on a document.

Documents Subject to Tax

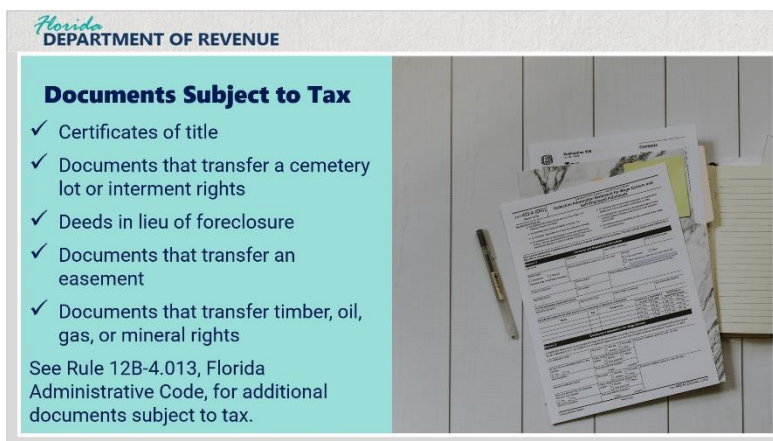
- ✓ Deeds
- ✓ Documents that transfer real property between family members
- ✓ Agreements/contracts for deeds
- ✓ Documents that transfer a mobile home as real property
- ✓ Assignments of a leasehold interest in real property

Notes:

Examples of documents subject to documentary stamp tax include but are not limited to:

- Deeds such as a warranty, special warranty, quit claim, trustee's deed, or a life estate deed
- Documents that transfer real property between family members
- Agreements or contracts for a deed
- Documents that transfer a mobile home as real property
 - o For mobile homes, it is important to note that the mobile home be tagged as real property, and it is sold in conjunction with the land; and
- Assignments of a leasehold interest in real property

1.12 Document Subject to Tax continued



The graphic features the Florida Department of Revenue logo at the top left. A teal box on the left contains the title "Documents Subject to Tax" and a list of five categories, each preceded by a checkmark. Below the list is a reference to Rule 12B-4.013. To the right of the text is a photograph of a stack of documents, including a deed, and a pen resting on top.

Documents Subject to Tax

- ✓ Certificates of title
- ✓ Documents that transfer a cemetery lot or interment rights
- ✓ Deeds in lieu of foreclosure
- ✓ Documents that transfer an easement
- ✓ Documents that transfer timber, oil, gas, or mineral rights

See Rule 12B-4.013, Florida Administrative Code, for additional documents subject to tax.

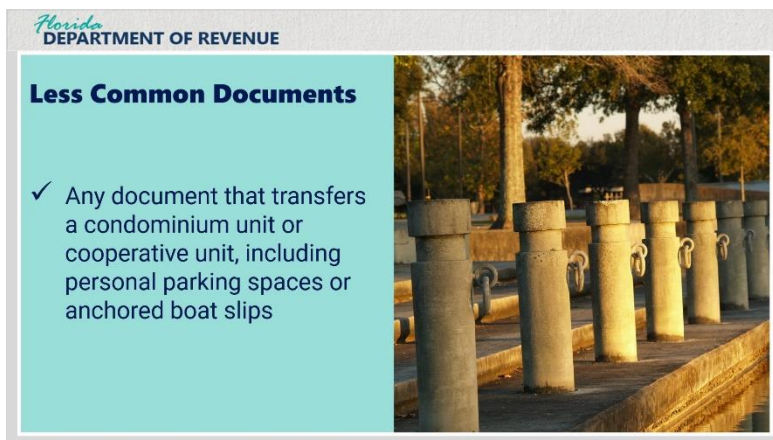
Notes:

More examples of documents subject to tax include:

- Certificates of title
- Documents that transfer a cemetery lot or interment rights
- Deeds in lieu of foreclosure
- Documents that transfer an easement, and
- Documents that transfer timber, oil, gas, or mineral rights

See Rule 12B-4.013, Florida Administrative Code, for additional documents subject to tax.

1.13 Less Common Documents

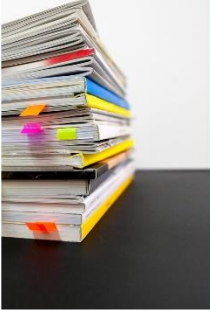



Notes:

There are a few less common examples of documents subject to documentary stamp tax, such as any document that transfers a condominium unit or cooperative unit, including personal parking spaces or anchored boat slips. Anything permanently attached to real property becomes real property and is considered taxable.

For boat docks and slips, anything permanently anchored or attached to the ground is considered real property and therefore taxable. If the boat slip is floating and not anchored, no tax is due.

1.14 Documents Generally Not Subject to Tax



Generally Exempt Documents



- ✓ A document that transfers real property from an agent to the principal, when the agent purchased the property for the principal with the principal's funds
- ✓ A document that transfers real property under a threat of eminent domain
- ✓ A personal representative's deed given pursuant to a duly probated will

Notes:

Now, let's discuss documents that are generally not subject to documentary stamp tax. A document that transfers real property from an agent to the principal, when the agent purchased the property for the principal with the principal's funds, would not be subject to documentary stamp tax.

Another example is a document that transfers real property under a threat of eminent domain or condemnation, or a personal representative's deed given pursuant to a duly probated will.

1.15 Documents Generally Not Subject to Tax continued



Generally Exempt Documents

Marriage deeds - no tax is due on a deed between spouses when:

- ✓ The real property being transferred is homestead property, and
- ✓ The only consideration for the transfer is the amount of a mortgage or other lien

Divorce deeds - no tax is due on a deed between spouses or former spouses pursuant to a dissolution of marriage when:

- ✓ The real property is transferred following the divorce, and
- ✓ The property was their marital home or an interest therein at the time of divorce

See section 201.02(7), F.S.

Notes:

Other examples of documents that are not generally subject to documentary stamp tax include:

Marriage deeds - No tax is due on a deed between spouses when:

- The real property being transferred is homestead property, and
- The only consideration for the transfer is the amount of a mortgage or other lien encumbering the homestead property.

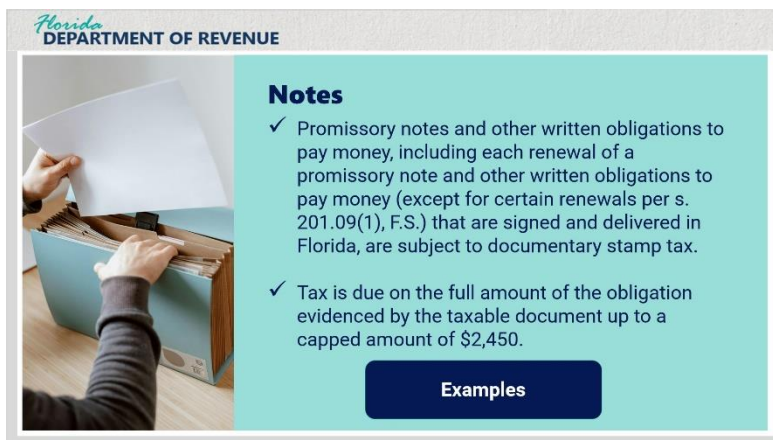
Divorce deeds - No tax is due on a deed between spouses or former spouses pursuant to a dissolution of marriage when the real property is transferred following the divorce and the property was their marital home or an interest therein at the time of divorce.

Taxpayers may seek a refund of tax paid on a deed within one year of the dissolution of their marriage.

When the property is not the marital home, tax is due based on the consideration, which would include any mortgages on the property.

See section 201.02(7), F.S. for additional documents exempt from tax.

1.16 Notes



The graphic features the Florida Department of Revenue logo at the top left. On the left side, there is an image of a person's hands placing a document into a blue folder. To the right of the image, the word "Notes" is written in bold. Below it, two bullet points with checkmarks provide details about promissory notes and tax obligations. At the bottom right of the text area, there is a dark blue button with the word "Examples" in white.

Notes

- ✓ Promissory notes and other written obligations to pay money, including each renewal of a promissory note and other written obligations to pay money (except for certain renewals per s. 201.09(1), F.S.) that are signed and delivered in Florida, are subject to documentary stamp tax.
- ✓ Tax is due on the full amount of the obligation evidenced by the taxable document up to a capped amount of \$2,450.

Examples

Notes:

Promissory notes and other written obligations to pay money, including each renewal of a promissory note and other written obligations to pay money (except for certain renewals per s. 201.09(1), F.S.), that are signed or delivered in Florida, are subject to documentary stamp tax. Tax is due on the full amount of the obligation evidenced by the taxable document up to a capped amount of \$2,450.

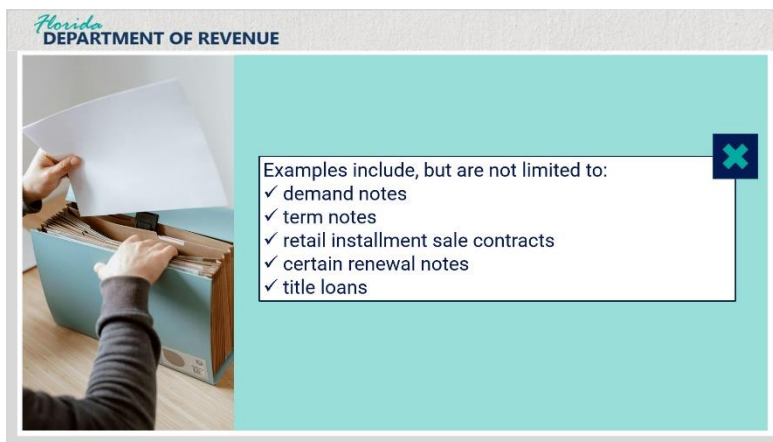
For a written obligation to pay money to be taxable, it must be signed by the borrower in Florida, or it has to be delivered to the lender in Florida. A written obligation to pay money requires a promise to pay. For example, if someone makes a note with a promise to pay another person \$500 and it is signed in Florida, the note may be subject to tax.

Remember that written obligations to pay money have a cap on the taxable amount due of \$2,450. So, if you sign a note for \$2 million, the maximum tax due on that note is \$2,450. Click the examples button to view examples of notes and written obligations.

Examples of written obligations to pay money generally subject to tax include:

- demand notes;
- term notes;
- retail installment sale contracts;
- certain renewal notes; and
- title loans.

Notes Example Layer (Slide Layer)



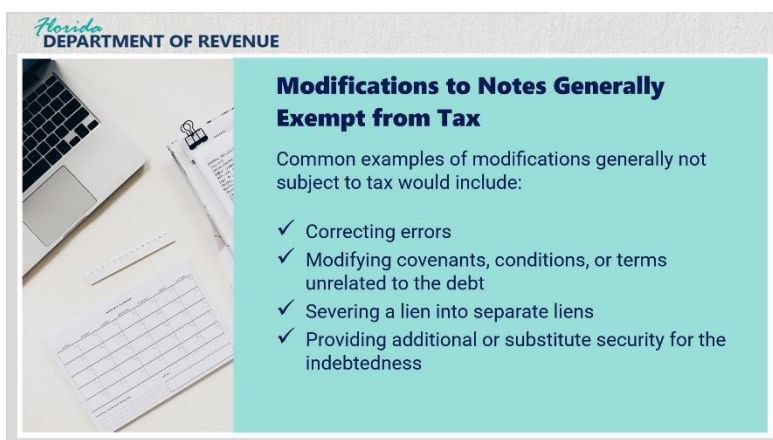
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Examples include, but are not limited to:

- ✓ demand notes
- ✓ term notes
- ✓ retail installment sale contracts
- ✓ certain renewal notes
- ✓ title loans

The slide features a teal background with a white text box containing a list of examples. To the left of the text box is a photograph of a person's hands organizing papers in a teal folder. A small blue square with a white 'X' icon is located in the top right corner of the white text box.

1.17 Notes continued



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Modifications to Notes Generally Exempt from Tax

Common examples of modifications generally not subject to tax would include:

- ✓ Correcting errors
- ✓ Modifying covenants, conditions, or terms unrelated to the debt
- ✓ Severing a lien into separate liens
- ✓ Providing additional or substitute security for the indebtedness

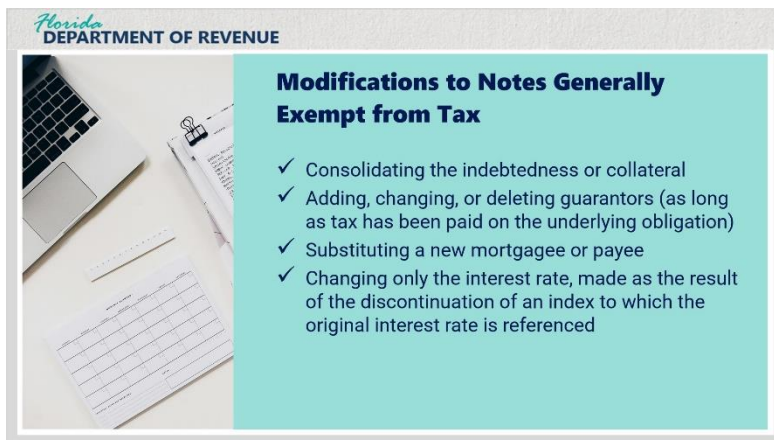
The slide features a teal background with a white text box containing a list of modifications. To the left of the text box is a photograph of a desk with a laptop, a pen, and a document. The text box has a blue border and a blue square with a white 'X' icon in the top right corner.

Notes:

Sometimes documents are not renewed but are modified to correct information or make changes and may not be subject to tax if tax was previously paid. Common examples of modifications generally not subject to tax would include:

- Correcting errors;
- Modifying covenants, conditions, or terms unrelated to the debt;
- Severing a lien into separate liens;
- Providing additional or substitute security for the indebtedness;
- Consolidating the indebtedness or collateral;
- Adding, changing, or deleting guarantors (as long as tax has been paid on the underlying obligation);
- Substituting a new mortgagee or payee; or
- Changing only the interest rate, made as the result of the discontinuation of an index to which the original interest rate is referenced.

layer 2 (Slide Layer)

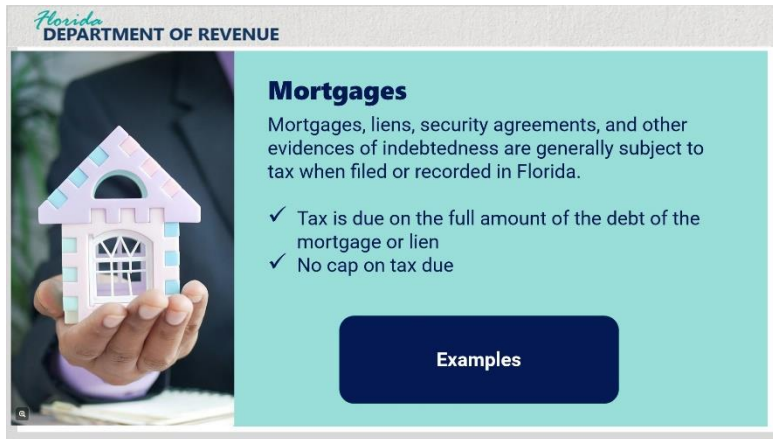


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Modifications to Notes Generally Exempt from Tax

- ✓ Consolidating the indebtedness or collateral
- ✓ Adding, changing, or deleting guarantors (as long as tax has been paid on the underlying obligation)
- ✓ Substituting a new mortgagee or payee
- ✓ Changing only the interest rate, made as the result of the discontinuation of an index to which the original interest rate is referenced

1.18 Mortgages



The infographic features the Florida Department of Revenue logo at the top left. On the left side, a hand holds a small, colorful toy house. The main text area on the right has a teal background. It includes the title 'Mortgages', a paragraph explaining that mortgages, liens, security agreements, and other evidences of indebtedness are generally subject to tax when filed or recorded in Florida. Below this are two bullet points: '✓ Tax is due on the full amount of the debt of the mortgage or lien' and '✓ No cap on tax due'. At the bottom center, there is a dark blue button labeled 'Examples'.

Notes:

Mortgages, liens, security agreements, and other evidences of indebtedness are generally taxable when filed or recorded in Florida. The tax is based on the full amount of the indebtedness evidenced by the mortgage or lien regardless of whether the indebtedness is contingent or absolute.

Mortgages do not have a tax amount cap, and tax is due on the full amount of the indebtedness evidenced by the mortgage at the time of recording.

Click the examples button to view examples of mortgage documents.


Examples of recorded documents that may be subject to tax include, but are not limited to:

- mortgages;
- assumptions of mortgages;
- mortgages securing guaranties;
- mortgages securing a bail bond;
- mortgages securing a letter of credit;
- mortgage securing lines of credit;
- agreements or contracts for deed; and
- collateral assignments of a lease.

Effective July 1, 2024, the tax due on a reverse mortgage recorded in Florida is due on the principal limit at the time of closing as evidenced by the supporting documentation attached to the recorded mortgage.

Mortgage examples (Slide Layer)

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Examples include, but are not limited to:

- ✓ mortgages
- ✓ assumptions of mortgages
- ✓ mortgages securing guaranties
- ✓ mortgages securing a bail bond
- ✓ mortgages securing a letter of credit
- ✓ mortgages securing lines of credit
- ✓ agreements or contracts for deed
- ✓ collateral assignments of a lease

1.19 Knowledge Check 2

(Multiple Choice, 0 points, 2 attempts permitted)

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Knowledge Check 2

Which of the following documents is generally exempt from documentary stamp tax?

- Agreement/Contract for deed
- A deed in lieu of foreclosure
- A deed that transfers the marital home pursuant to a divorce
- Term notes

Correct	Choice
	Agreement/Contract for deed
	A deed in lieu of foreclosure
X	A deed that transfers the marital home pursuant to a divorce
	Term notes

Feedback when correct:

That's right! You selected the correct response.

Feedback when incorrect:

You did not select the correct response.

Correct (Slide Layer)

The screenshot shows a slide titled "Knowledge Check 2" from the Florida Department of Revenue. The question is "Which of the following documents is generally exempt from documentary stamp tax?". The options are: Agreement/Con, A deed in lieu of, A deed that tran, and Term notes. The option "A deed that tran" is selected and highlighted. A teal overlay box in the center contains a green checkmark, the word "Correct", the text "That's right! You selected the correct response.", and a "Continue" button. The word "divorce" is partially visible to the right of the overlay.

Incorrect (Slide Layer)

The screenshot shows a slide titled "Knowledge Check 2" from the Florida Department of Revenue. The question is "Which of the following documents is generally exempt from documentary stamp tax?". The options are: Agreement/Con, A deed in lieu of, A deed that tran, and Term notes. The option "A deed that tran" is selected and highlighted. A teal overlay box in the center contains a red X, the word "Incorrect", the text "You did not select the correct response.", and a "Continue" button. The word "divorce" is partially visible to the right of the overlay.

Try Again (Slide Layer)

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Knowledge Check 2

Which of the following documents is generally exempt from documentary stamp tax?

- Agreement/Contract
- A deed in lieu of mortgage
- A deed that transfers property to a spouse in a divorce
- Term notes

Incorrect
That is incorrect. Please try again.

Try Again

1.20 Tax Calculation Example


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Example Calculation 1

Purchase of property in Walton County:

- ✓ Down payment: \$25,000
- ✓ Mortgage remaining on property: \$275,000
- ✓ Total consideration: \$300,000

Calculation



Notes:

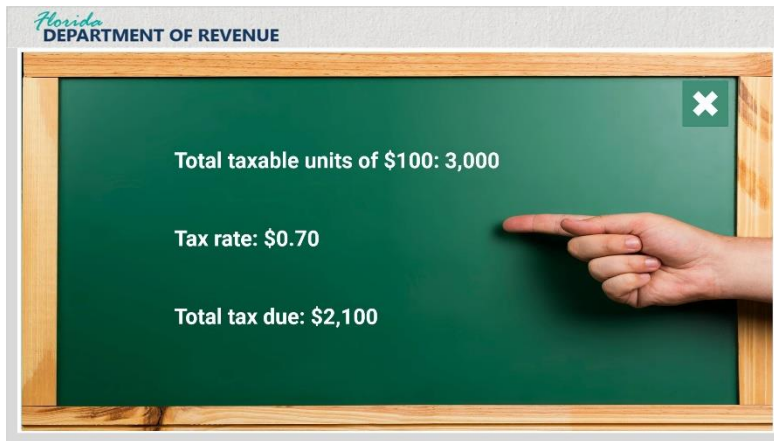
Now let's cover a few sample calculations:

James purchases property located in Walton County from Debra. James gives Debra \$25,000 as a down payment, and Debra takes back a note and mortgage from James in the amount of \$275,000. Since there is no other consideration for the transfer, the tax is calculated on \$300,000 (the \$25,000 paid and the \$275,000 to be paid).

Click the Calculation button to see the tax calculation.

3,000 (the number of taxable units representing each \$100 or portion thereof of the consideration of \$300,000) x the tax rate of \$0.70 = \$2,100 tax due.

Ex 1 Calculation Layer (Slide Layer)



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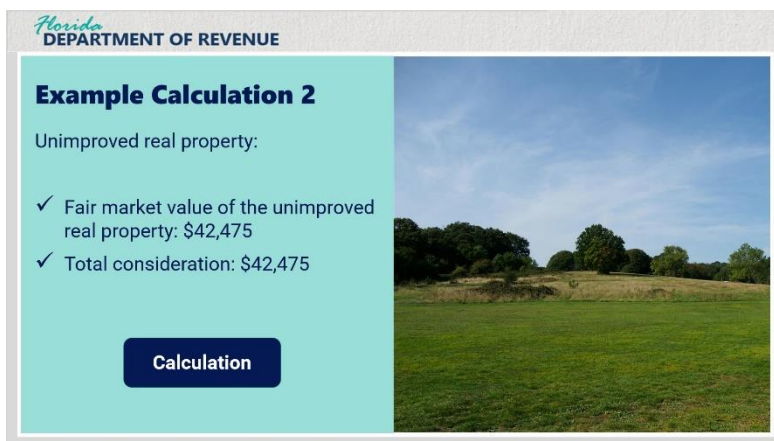
Total taxable units of \$100: 3,000

Tax rate: \$0.70

Total tax due: \$2,100

A hand is pointing to the text on the chalkboard. A small green 'X' icon is in the top right corner of the chalkboard area.

1.21 Tax Calculation Example 2



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Example Calculation 2

Unimproved real property:

- ✓ Fair market value of the unimproved real property: \$42,475
- ✓ Total consideration: \$42,475

Calculation

A photograph of a green field with trees in the background is shown on the right side of the slide.

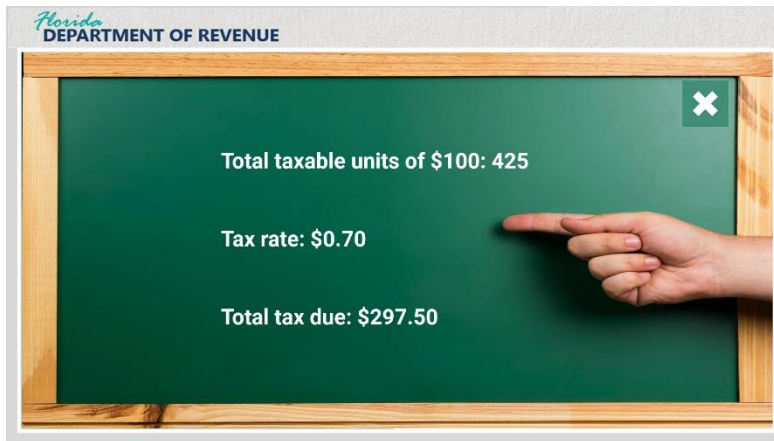
Notes:

Raymond exchanges his unimproved real property located in Osceola County with Mark for an all-terrain vehicle and a personal watercraft. The fair market value of Raymond's property is \$42,475. The consideration for the transfer is \$42,475. Since property was exchanged for consideration other than money, it is presumed that the consideration for the transfer is the fair market value of the property.

Click the Calculation button to see the tax calculation.

425 (the number of taxable units representing each \$100 or portion thereof of the consideration of \$42,475) x the tax rate of \$0.70 = \$297.50 tax due.

Ex 2 Calculation Layer (Slide Layer)



1.22 Tax Calculation Example 3

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DEPARTMENT OF REVENUE

Example Calculation 3

Vacant lot in Miami-Dade County:

- ✓ Purchase price of vacant lot: \$425,000
- ✓ Miami-Dade documentary stamp tax rate: \$0.60
- ✓ Miami-Dade discretionary surtax rate: \$0.45
- ✓ Total consideration: \$425,000

[Calculation](#)

Notes:

Charles purchases a vacant lot in Miami-Dade County for \$425,000. In addition to the \$0.60 per \$100 documentary stamp tax, Miami-Dade County also imposes a \$0.45 per \$100 discretionary surtax. Since there is no other consideration for the transfer, the tax is calculated on \$425,000.

Click the Calculation button to see the tax calculation.

Tax calculation: 4,250 (the number of taxable units representing each \$100 or portion thereof of the consideration of \$425,000) x the Miami-Dade tax rate of \$0.60 = \$2,550 documentary stamp tax due, and 4,250 (the number of taxable units representing each \$100 or portion thereof of the consideration of \$425,000) x the Miami-Dade surtax rate of \$0.45 = \$1,912.50 discretionary surtax due. The total tax due is \$4,462.50. There is no exemption from the discretionary surtax since the deed did not transfer a single-family residence.

Ex 3 Calculation Layer (Slide Layer)

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Miami-Dade documentary stamp tax:
 $4,250 \times \$0.60 = \$2,550$

Miami-Dade discretionary surtax:
 $4,250 \times \$0.45 = \$1,912.50$

Total tax due:
 $\$2,550 + \$1,912.50 = \$4,462.50$

1.23 Registration Requirements

Florida DEPARTMENT OF REVENUE

CHECKLIST

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Registration Requirements

For unrecorded documents, businesses or individuals that average five or more taxable transactions per month must register to report and pay documentary stamp tax.

You can register using the Florida Department of Revenue's [online registration](#) system or submit a paper *Florida Business Tax Application* (Form DR-1).

Active registration holders adding an additional location or that have moved their business location to another county should submit an *Application for Registered Businesses to Add a New Florida Location* (Form DR-1A).

Notes:

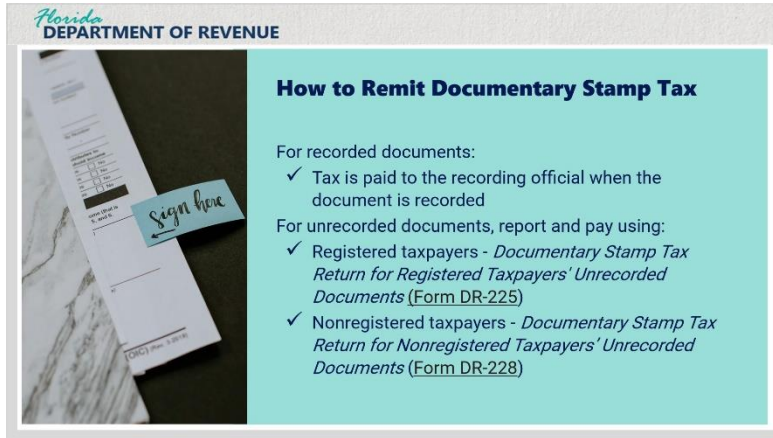
For unrecorded documents, businesses or individuals that average five or more taxable transactions per month must register to report and pay documentary stamp tax. You can register using the Florida Department of Revenue's online registration system or submit a paper Florida Business Tax Application (Form DR-1).

If you hold an active certificate of registration or reemployment tax account issued by the Department because you previously submitted a Florida Business Tax Application, use the Application for Registered Businesses to Add a New Florida Location (Form DR-1A) to register:

- An additional business location or Florida rental property, or

- A registered location that has moved from one Florida county to another.

1.24 How to Remit Documentary Stamp Tax



Notes:



In most circumstances, documentary stamp tax will be remitted to the recording official in the county where the document is recorded at the time of recording.

However, if that is not the case, it is your responsibility to remit the tax for unrecorded documents directly to the Florida Department of Revenue.

To remit the taxes, registered taxpayers should use the Documentary Stamp Tax Return for Registered Taxpayers' Unrecorded Documents (Form DR-225).

If you are a nonregistered taxpayer, you will use the Documentary Stamp Tax Return for Nonregistered Taxpayers' Unrecorded Documents (Form DR-228).

1.25 File and Pay



Filing and Payment Deadlines



Filing and Paying Documentary Stamp Tax:

- ✓ Registered and nonregistered taxpayers can file and pay documentary stamp tax electronically using the Department's free and secure [File and Pay webpage](#).
- ✓ Taxpayers who paid \$5,000 or more in documentary stamp tax during the most recent state fiscal year (July 1 - June 30) are required to file and pay electronically during the next calendar year.

Notes:

You may use the Department's free and secure file and pay system to remit unrecorded documentary stamp taxes electronically, whether you are a registered taxpayer or nonregistered taxpayer. Taxpayers who paid \$5,000 or more in documentary stamp tax during the most recent state fiscal year (July 1 - June 30) are required to file and pay electronically during the next calendar year

1.26 File and Pay Deadlines



File and Pay Deadlines

File and pay deadline for registered and nonregistered taxpayers:

- ✓ Returns are due on the 20th day of the month following the reporting period or the next business day if the 20th falls on a weekend or holiday.
- ✓ Whether you electronically pay only or you electronically file and pay at the same time, you must initiate your electronic payment and receive a confirmation number no later than 5 p.m. ET on the business day prior to the 20th to avoid penalty and interest.

For a list of the electronic payment deadlines, visit the Department's Forms and Publications webpage and select the current year's *Florida eServices Calendar of Electronic Payment Deadlines (Form DR-659)* under the [eServices](#) section.

Notes:

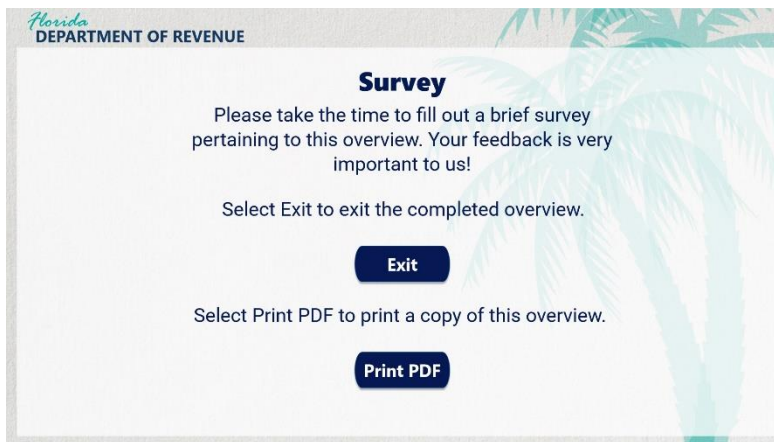
For both registered and nonregistered taxpayers, returns are due on the 20th day of the month following each reporting period. If the 20th falls on a Saturday, Sunday, or state or

federal holiday, returns are timely if filed electronically, postmarked, or hand-delivered to the Department on the first business day following the 20th. As a reminder, registered taxpayers must file a return for each reporting period, even if no tax is due.

Whether you electronically pay only or you electronically file and pay at the same time, you must initiate your electronic payment and receive a confirmation number no later than 5 p.m. ET on the business day prior to the 20th to avoid penalty and interest.

For a list of the electronic payment deadlines, visit the Department's Forms and Publications webpage and select the current year's *Florida eServices Calendar of Electronic Payment Deadlines* (Form DR-659) under the eServices section.

1.27 Conclusion/Survey



Notes:

This concludes the Documentary Stamp Tax overview.

For more information, check out the resources available within this overview by clicking on the Resources tab in the upper-right corner of your screen.

In addition, there are several helpful guides and tutorials available on a variety of tax-related topics on the Department's website at floridarevenue.com.

Please take the time to fill out a brief survey pertaining to this overview. Your feedback is very important to us.

To exit this tutorial, click on the Exit button.

To print a copy of this tutorial, select the Print PDF button.

Thank you.

