

MARYLAND FIRST-TIME HOMEBUYER TAX CREDIT

What's the Benefit?

The Maryland First-Time Homebuyer Credit exempts the buyer from paying the State Transfer Tax.

*Qualifications**

- All homebuyers must be individuals (cannot be a trust or other entity) who have never owned in the state of Maryland residential real property that has been the individual(s) principal residence; and
- The residence will be occupied as the homebuyer's principal residence.

* There is an exemption that will allow a homebuyer to qualify if a co-buyer is on title solely for the loan qualification and will not occupy the property as a principal residence.

FEDERAL TITLE SERVICES

- *Cash deals may be entirely facilitated online*
- *Online and traditional attorney settlements*
- *Seller-Side "Split" Closings*
- *Online Notary services*
- *Mobile earnest money deposits with ZOCCAM*
- *Instant guaranteed online quotes*
- *Online ordering service portal available 24/7*

FIRPTA



What is it?


The Foreign Investment in Real Property Tax Act ("FIRPTA") requires foreign persons to pay U.S. income tax on the gains they make from selling U.S. real estate.


Guidelines

- If the sales price is \$300,000 or less, **AND** the property will be used by the buyer as a residence (per current regulations), no sums need be withheld or remitted.
- If the sales price exceeds \$300,000 but does not exceed \$1,000,000, **AND** the property will be used by the buyer as a residence, then the withholding rate is 10% on the full amount realized.
- If the sales price exceeds \$1,000,000, then the withholding rate is 15% on the entire amount, regardless of use by the buyer.

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AGENTS CHEAT SHEET

DC & Maryland Edition

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DC TAX ABATEMENT

What's the Benefit?

- First, the DC Recordation Tax is reduced to \$0. Sellers may credit their 1.1% or 1.45% DC Transfer Tax to the homebuyer instead of the DC Treasurer.
- Second, beginning October 1 following the date of application, the homebuyer will be exempt from paying real property taxes for 5 years thereafter.

Qualifications

- Purchase price of the property must be \$456,000 or less.
- Purchaser must be domiciled in the District of Columbia.
- Property must be principal residence.
- Income threshold (max gross income) must be:

Persons in Households / Income Limits

| | |
|--------------|---------------|
| 1 / \$63,060 | 5 / \$97,320 |
| 2 / \$72,060 | 6 / \$104,520 |
| 3 / \$81,060 | 7 / \$111,720 |
| 4 / \$90,060 | 8 / \$118,920 |



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DC FIRST-TIME HOMEBUYER RECORDATION TAX DEDUCTION

What's the Benefit?

DC First-Time Recordation Tax is reduced to 0.725% from customary 1.1% or 1.4%.

*Qualifications**

- Homebuyer* has never owned a principal residence in the District of Columbia.
- Homebuyer must qualify for the DC Homestead Deduction.
- Purchase price cannot exceed \$625,000.
- Total Household Income cannot exceed defined thresholds listed below:

Persons in Households / Income Limits

| | |
|---------------|---------------|
| 1 / \$139,140 | 5 / \$214,560 |
| 2 / \$158,940 | 6 / \$230,400 |
| 3 / \$178,740 | 7 / \$246,240 |
| 4 / \$198,540 | 8 / \$262,080 |

** A Trust/Trustee, as a homebuyer, is eligible if the Trust is a revocable trust AND the Trustee is the primary beneficiary under the trust agreement*

DC HOMESTEAD DEDUCTION

What's the Benefit?

- First, of the assessed value, \$73,350 is exempt from the tax rate of \$0.85/\$100 resulting in an annual savings of \$623.47.
- Second, the taxable assessed value of the property may not increase more than 10% each year.

*Qualifications**

- Must be residential (1-5 units) property.
- Must be occupied as principal residence by DC resident.
- Generally, must be US Citizen. Some G-4 visa holders may qualify as residents by providing a letter from their international organization employer.