

Real Property Transfer Tax Exemptions

Exemption List Effective July, 2007

There are 14 exemptions to the imposition of the Real Property Transfer Tax (NRS 375.090). They include in abbreviated form:

1. A mere change of identity, form or place of organization, such as a transfer between a business entity and its parent business entity, a subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership. *** Need documentation of business ownerships.**
2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
3. A transfer of title recognizing the true status.
4. A transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common. ***Need vesting document # on D/V form.**
5. A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.
6. A transfer of title between former spouses in compliance with a decree of divorce.
7. A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer. *** Need proof of trust, ie; Certificate of Trust, Trust, Affidavit of Trust, etc...**
8. Transfers, assignments or conveyances of unpatented mines or mining claims.
9. A transfer to a corporation or other business organization if the person conveying the property owns 100% of the corporation or organization to which the conveyance is made.
*** Need documentation of business ownership.**
10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.
11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment:
 - a. Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. §§ 101 et seq.;
 - b. Approved in an equity receivership proceeding involving a railroad; or
 - c. Approved in an equity receivership proceeding involving a corporation, if it occurs within 5 years after the change.
12. The making or delivery of conveyances of real property to make effective any order of the Securities and Exchange Commission if:
 - a. If it recites that the transfer or conveyance is necessary or appropriate to effectuate the provisions of section 11 of the Public Utility Holding Company Act of 1935, 15 U.S.C. §§ 79k;
 - b. The order specifies and itemizes the property ordered to be transferred; and
 - c. It is made in obedience to the order.
13. A transfer to an educational foundation.
14. A transfer to a university foundation.