To: All Washington Policy Issuing Agents, Directs and Closers of Washington Property Transactions
From: WFG Underwriting Department
Date: December 17, 2020
Bulletin No.: WA 2020-04
Subject: Real Estate Excise Tax Forms Updated on DOR Site

The new Excise Tax Affidavit forms are available on the Washington Department of Revenue's website.

Link to the forms is below (information from https://dor.wa.gov/taxes-rates/other-taxes/real-estate-excise-tax [dor.wa.gov]):

New forms links:

- Single location affidavit form [dor.wa.gov] (pdf)
- Multiple location affidavit form [dor.wa.gov] (pdf)

The updated forms are part of the Changes to REET effective Jan. 1, 2020

Effective Jan. 1, 2020, ESSB 5998 [lawfilesext.leg.wa.gov] made changes to the real estate excise tax program. Some of these changes include:

- A graduated state REET rate structure for sales of real property.
    - **Exception:** agricultural land/timberland is excluded from the new rate structure and will continue to have a state REET rate of 1.28%.
- Updates for controlling interest transfers (50% or more change of ownership in an entity that owns real property).
    - Expands the transfer period from 12 months to 36 months.
    - Changes the reporting requirements during the annual corporate renewal cycle to disclose any transfers of 16% or more.

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.