



WISCONSIN REAL ESTATE TRANSFER RETURNS & FEES

REAL ESTATE TRANSFER RETURNS

A real estate transfer return is required for all conveyances of ownership interest in real estate except easements, leases of less than 99 years, and conveyances exempt from a fee per Section 77.25(1), (2r), (4), and (11) of the Wisconsin Statutes. Conveyances exempt from fee under s.77.25(2) ^{Are} _{Not} exempt from the return unless the transferor is also a lender for the transaction. The register of deeds should not record a conveyance unless the transfer return is filled out completely.

WISCONSIN TRANSFER FEES

September 1, 1981 through the present, the fee is 30 cents per \$100 (\$3.00 per \$1000). The sale price or value should always be rounded up to the nearest hundred dollars before computing the tax, then multiply by .003. To compute the consideration from the transfer fee shown, take the transfer fee, divide by 3 and multiply by 1000.

October 1, 1969 to August 31, 1981, the fee was 10 cents per \$100 (\$1.00 per \$1000). To compute the consideration from the transfer fee shown, take the transfer fee and multiply by 1000.

LAND CONTRACTS dated on or after August 1, 1992, the fee is due at the time of recording. Deeds in satisfaction of those land contracts are exempt from fee per s.77.25(17).

LAND CONTRACTS dated September 1, 1981 to July 31, 1992, the fee was deferred on the original land contract. Fee of \$3.00 per \$1000 is due on the deed in satisfaction of land contract. The deferred fee is also triggered when any modification such as an amendment or assignment of vendee's interest is recorded.

LAND CONTRACTS dated December 17, 1971 to August 31, 1981, the deferred fee of \$1.00 per \$1000 is due when the deed in satisfaction, or any modification to the land contract, is recorded.

LAND CONTRACTS dated before December 17, 1971, the deed in satisfaction is exempt from transfer fee per s.77.25(1). *The land contract must be recorded to claim the exemption on the deed.*

Additional information: Chapter 77 Wis. Stats. Subchapter II; Chapter Tax 15 Administrative Code; DOR Guidelines

FEDERAL REVENUE STAMPS

(Used prior to real estate transfer fees; governing agency was IRS)

Effective Dates	Tax
12/01/1914 to 09/08/1916	50¢ where consideration or value exceeds \$100 and does not exceed \$500; for each additional \$500 or fractional part thereof, 50¢
09/09/1916 to 11/30/1917	No Tax
12/01/1917 to 03/23/1926	50¢ where consideration or value exceeds \$100 and does not exceed \$500; for each additional \$500 or fractional part thereof, 50¢.
03/29/1926 to 06/20/1932	No Tax
06/21/1932 to 06/30/1940	50¢ where consideration or value exceeds \$100 and does not exceed \$500; for each additional \$500 or fractional part thereof, 50¢.
07/01/1940 to 12/31/1967	55¢ where consideration or value exceeds \$100 and does not exceed \$500; for each additional \$500 or fractional part thereof, 55¢.
01/01/1968 to 09/30/1969	No Tax