

**Form CVYT-2**

Acquired Real Estate Company Conveyance Tax Return



22124199990101

Acquired real estate company			Federal employer identification number		
Address			Date of acquisition MM/DD/YYYY		
Address 2					
City, town or post office		State	ZIP code	E-mail address	

Answer the following regarding your corporation, limited liability company, partnership or other legal entity:

**Schedule A - Determination of a Real Estate Company**

- |  | YES                      | NO                       |
|--|--------------------------|--------------------------|
| 1 Is primarily engaged in the business of holding, selling or leasing real estate, where 90% or more of the ownership of said real estate is held by 35 or fewer persons <b>and</b> which company either (i) derives 60% or more of its annual gross receipts from the ownership or disposition of real estate or (ii) owns real estate the value of which comprises 90% or more of the value of the entity's entire tangible asset holdings exclusive of tangible assets which are fairly transferable and actively traded on an established market; or | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 90% or more of the ownership interest in such entity is held by 35 or fewer persons and the entity owns as 90% or more of the fair market value of its assets a direct or indirect interest in a real estate company.  | <input type="checkbox"/> | <input type="checkbox"/> |

If you answer "YES" to 1 or 2, you meet the definition of a real estate company under R.I. Gen. Laws § 44-25-1. Continue to Schedule B to determine if you meet the definition of an acquired real estate company under R.I. Gen. Laws § 44-25-1.

**Schedule B - Determination of an Acquired Real Estate Company**

- |   | YES                      | NO                       |
|---|--------------------------|--------------------------|
| 1 Has the real estate company undergone a change in ownership interest where such change has not affected the continuity of the operation of the company?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 Has the real estate company undergone a change in ownership interest where such change has the effect of granting, transferring, assigning or conveying or vesting, 50% or more of the total ownership in the company within a period of three (3) years? | <input type="checkbox"/> | <input type="checkbox"/> |

If you answer "YES" to 1 and 2, you meet the definition of an acquired real estate company and are subject to the conveyance tax under R.I. Gen. Laws § 44-25-1.

**Schedule C - Tax and Remittance Computation**

**For All Transactions:**

1 Consideration paid for the acquisition of the real estate company. If \$100 or less, enter zero on line 7.....	1		
2 Divide line 1 by \$500.00. Round up to the next whole number.....	2		
3 Conveyance tax due. Multiply line 2 by \$2.30.....	3		

**For Residential Transactions over \$800,000.00:**

4 Enter the amount of consideration paid for the acquisition of the real estate company that exceeds \$800,000.....	4		
5 Divide line 4 by \$500.00. Round up to the next whole number.....	5		
6 Additional conveyance tax due on transactions exceeding \$800,000. Multiply line 5 by \$2.30.....	6		
7 Total Conveyance Tax due. Add lines 3 and 6.....	7		

State of Rhode Island Division of Taxation  
**Form CVYT-2**  
 Acquired Real Estate Company Conveyance Tax Return



22124199990102

Acquired real estate company	Federal employer identification number

**Schedule D - Itemized Real Estate Assets**

Include all of the assets held by the real estate company which is becoming the acquired real estate company.

In order to get the Allocation Percentage (Column E) for each type of real estate, divide the amount from Column D - Total Assessed Value by the Total Assessed Value of all of the real estate owned by the acquired real estate company from line 2 below.

**Use Columns D and E only if the acquired real estate company owns property located in more than one municipality**

1	Column A	Column B	Column C	Column D	Column E
	Type of Real Estate	City/Town Where Real Estate is Located	Tax Assessor's Description (e.g. Plat / Lot #)	Total Assessed Value including any liens and encumbrances	% of Company's Real Estate Sold
	2 Total assessed value of real estate held by the acquired real estate company. Add all amounts listed in Column D.....				

I certify that I meet the definitions of a Real Estate Company, as well as an Acquired Real Estate Company under R.I. Gen. Laws § 44-25.1 Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, it is true, accurate and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Authorized officer signature	Print name	Date	Telephone number
Paid preparer signature	Print name	Date	Telephone number
Paid preparer address	City, town or post office	State	ZIP code      PTIN

May the Division of Taxation contact your preparer? YES