

Exemption List Requirements Effective July 2011

There are 13 exemptions to the imposition of the Real Property Transfer Tax (NRS 375.090 & NAC 375.170). 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.* Requires documentation of business ownerships and a completed model notice.
2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof. * Requires Non-Exclusive Jurisdiction statement. (Transfer to government entity)
3. A transfer of title recognizing the true status. *Note: Will need to state why you are using this exemption in item 4b. (Must show complete explanation – i.e. re-record to correct legal description and reference prior deed information)
4. A transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common. * Requires vesting document # on D/V form in item 4b to verify co-owner or joint tenant.
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. *Note: Will need to state relationship of family member; i.e. father to son, parents to daughter & son-in-law, on D/V form in item 4b.
6. A transfer of title between former spouses in compliance with a decree of divorce. * Requires a copy of the Divorce Decree
7. A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer. * Requires proof of trust, i.e.; Certificate of Trust, Trust, Affidavit of Trust, etc... & "no consideration" included in explanation on D/V form in item 4b.
8. Transfers, assignments or conveyances of unpatented mines or mining claims. (Patented Claims are taxable and have an APN #)
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. * Requires documentation of business ownership (IRS form 1065) and a completed model Notice.
10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109 to 111.699, inclusive.
11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment: (Proceeds must go to bankruptcy – bankruptcy number required) * Requires a copy of the Bankruptcy Court order.
 - 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 the making, delivery or filing of instruments of transfer or conveyance occurs within 5 years after the date of the confirmation, approval or change.
12. A transfer to an educational foundation. "Educational Foundation" has the meaning ascribed to it in subsection 3 NRS 388.750. (Grades K-12; Nevada School for Nevada Kids) * Requires a copy of the charter.
13. A transfer to a university foundation. "University Foundation" has the meaning ascribed to it in subsection 3 NRS 396.405 * Requires a copy of the charter.

*Supporting documents must be presented at the time of recording to qualify for exemption.