

# Town of Warwick

## Community Preservation Fund (CPF) Transfer Tax

Proceeds of this transfer tax are deposited in a dedicated fund earmarked for the acquisition of land, development rights, and other interests in property for conservation purposes. For further information, please call 845-986-1120.

Please print or type.

Schedule A: Information Relating to Conveyance			
Grantor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (individual; last, first, middle)		Social Security Number
	Mailing address		Social Security Number
	City	State	Zip code
Grantee <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Name (individual; last, first, middle)		Social Security Number
	Mailing address		Social Security Number
	City	State	Zip code

Location and description of property conveyed						
Tax Map Designation			Address	Village	Town Warwick	County Orange
Section	Block	Lot				

Type of property conveyed (check applicable box – one box must be checked)

1.  Improved  
 2.  Vacant land

Date of conveyance		
month	day	year

Condition of conveyance (check all that apply)

- |   |   |  |
|---|---|--|
| a. <input type="checkbox"/> Conveyance of fee interest<br><br>b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage transferred _____%)<br><br>c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%)<br><br>d. <input type="checkbox"/> Conveyance to cooperative housing corporation<br><br>e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest<br><br>f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization | g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed on Form TP-584 (not applicable to Town of Warwick Transfer Tax)<br><br>h. <input type="checkbox"/> Conveyance of cooperative apartment(s) (Transfer Tax paid directly to "Town of Warwick" not "Orange County Clerk")<br><br>i. <input type="checkbox"/> Syndication<br><br>j. <input type="checkbox"/> Conveyance of air rights or development rights<br><br>k. <input type="checkbox"/> Contract assignment<br><br>l. <input type="checkbox"/> Option assignment or surrender | m. <input type="checkbox"/> Leasehold assignment or surrender<br><br>n. <input type="checkbox"/> Leasehold grant<br><br>o. <input type="checkbox"/> Conveyance of an easement<br><br>p. <input type="checkbox"/> Conveyance for which exemption for transfer tax claimed (complete Schedule B Part II)<br><br>q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state and/or Town (complete Schedule B, Part II, Item n)<br><br>r. <input type="checkbox"/> Other (describe) _____ |
|---|---|--|

### Schedule B: Community Preservation Fund – Town of Warwick Transfer Tax

#### Part I – Computation of Tax Due

- |  |    |
|--|----|
| 1. Enter amount of consideration for the conveyance (from line 1, TP-584 Schedule B)   | 1  |
| 2a. Allowance (Improved property - \$100,000; Vacant land - \$50,000)  | 2a |
| 2b. Apportionment credit, if any (from Schedule B, Part II, Item n)  | 2b |
| 3. Taxable consideration (subtract line 2a and 2b from line 1)   | 3  |
| 4. 0.75% Community Preservation Fund (of line 3), make certified check or attorney check payable to <b>Orange County Clerk</b> | 4  |

5. Property not subject to CPF Tax (see Schedule B, Part II and check box 5) 5  
**Note:** If exemption or credit is claimed, approval of Town (Attorney or Supervisor) must be obtained IN ADVANCE of closing and/or filing of this form (see Schedule B, Part II)

#### Penalties and Interest

##### Penalties

Any grantor or grantee failing to file a return or to pay any tax within the time required shall be subject to a penalty of 10% of the amount of tax due plus an interest penalty of 2% of such amount of each month of delay or fraction thereof after the expiration for the first month after such return was required to be filed or the tax became due. However, the interest penalty shall not exceed 25% in the aggregate penalty.

##### Interest

Daily compounded interest will be charged on the amount of the tax due not paid within the time required.

Signature (both the grantor(s) and grantee(s) must sign).

The undersigned certify that the above return, including any certification, schedule or attachment, is to the best of his/her knowledge, true and complete.

Grantor	Grantee
Grantor	Grantee

<b>For Official Use Only:</b>	Date Received _____ Date Recorded _____ Amount Received _____
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# Town of Warwick Community Preservation Fund Transfer Tax

**Note: Unless exemption is claimed, Page 2 (Schedule B, Part II) need not be completed.**

Schedule B (continued)

**Part II** – Explanation of Exemption Claimed in Part 1, line 5 (check any boxes that apply)

**Note:** For any transaction claiming exemption, advance approval, evidenced by signature of Town Attorney or Town Supervisor is required or instrument of conveyance will not be accepted for recording by the Orange County Clerk's Office.

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the State of New York or any of their instrumentalities, agencies or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) .....
- b. Conveyance is to secure a debt or other obligation .....
- c. Conveyance is without additional consideration to confirm, correct, modify or supplement a prior conveyance.....
- d. Conveyance or real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts.....
- e. Conveyance is given in connection with a tax sale.....
- f. Conveyance is mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) .....
- g. Conveyance consists of deed of partition .....
- h. Conveyance is given pursuant to the federal bankruptcy act .....
- i. Conveyance consists of the execution of a contract to sell real property without the use or occupancy of such property or the granting of an option to purchase real property without the use or occupancy of such property .....
- j. Conveyance or real property which is subject to restrictions which prohibit the use of the entire property for any purposes except agriculture, recreation or conservation, pursuant to Section 1449-eeee (2) (j) or (k) of Article 31-C of the Tax Law. (See required Town approval, below) .....
- k. Conveyance of real property for open space, parks, or historic preservation purposes to any not-for-profit tax exempt corporation operated for conservation, environmental, or historic preservation purposes. ....
- l. Other – list explanations in space below .....
- m. The conveyance is approved for an exemption from the Community Preservation Transfer Tax, under Section 1449-bbbbb of Article 31-F of the Tax Law.....
- n. Land apportionment credit on land outside the state and/or Town (explain in space below). ....

**Exemption Approved:**

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Signature of Town Attorney or other designated official

\_\_\_\_\_  
(Print Name )

Use the space below for any additional explanations:  
\_\_\_\_\_