

CITY OF KINGSTON
TRANSFER TAX – COMMUNITY PRESERVATION FUND

Proceeds of This Tax Are Deposited in a Dedicated Fund Earmarked For
 The Preservation of Natural, Scenic, Historic and Open Space Resources Within the City

See City of Kingston Local Law No. 10 of 2024 before completing this form

Schedule A – Information relating to conveyance

Grantor(s)/Transferor(s) <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name <i>(if individual: last, first, middle initial)</i>	Social security number
	Mailing address	Social security number
	City State ZIP code	Federal employer ID number
Grantee(s)/Transferee(s) <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name <i>(if individual: last, first, middle initial)</i>	Social security number
	Mailing address	Social security number
	City State ZIP code	Federal employer ID number

Location and description of property conveyed

Tax map designation			Address	Village	City	County
Section	Block	Lot				
					Kingston	Ulster

Type of property conveyed *(check applicable box)*

1 <input type="checkbox"/> One- to three-family house	6 <input type="checkbox"/> Apartment building	Date of Conveyance: _____ / _____ / _____
2 <input type="checkbox"/> Residential cooperative	7 <input type="checkbox"/> Office building	Month Day Year
3 <input type="checkbox"/> Residential condominium	8 <input type="checkbox"/> Four-family dwelling	Percentage of real property conveyed which is residential _____%
4 <input type="checkbox"/> Vacant land	9 <input type="checkbox"/> Other _____	
5 <input type="checkbox"/> Commercial/Industrial	_____	

Condition of conveyance *(check all that apply)*

- | | | |
|---|---|--|
| a. <input type="checkbox"/> Conveyance of fee interest | g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed | m. <input type="checkbox"/> Leasehold assignment or surrender |
| b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____%) | h. <input type="checkbox"/> Conveyance of cooperative apartment(s) | n. <input type="checkbox"/> Leasehold grant |
| c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%) | i. <input type="checkbox"/> Syndication | o. <input type="checkbox"/> Conveyance of an easement |
| d. <input type="checkbox"/> Conveyance to cooperative housing corporation | j. <input type="checkbox"/> Conveyance of air rights or development rights | p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed <i>(complete Schedule B, Part II)</i> |
| e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest | k. <input type="checkbox"/> Contract assignment | q. <input type="checkbox"/> Conveyance of property partly within and partly outside the town |
| f. <input type="checkbox"/> Conveyance which consists of a mere change of identify or form of ownership or organization | l. <input type="checkbox"/> Option assignment or surrender | r. <input type="checkbox"/> Other <i>(describe)</i> _____ |

For recording officer's use	Amount received	Date received	Transaction number

Schedule B – City of Kingston transfer tax return (Tax Law, Article 33-B and General Municipal Law

Section 6-s) Part I — Computation of tax due

1. Enter amount of consideration for the conveyance from line 1 of Schedule B, Part I, of form TP-584.....1. _____
 - a. If you are claiming a total exemption from tax (see Part II below), check the “exemption claimed” box, and proceed to Part II
 Exemption Claimed
 - b. If you are claiming an apportionment of consideration for property partly within the city (Local Law No. 10 of 2024, Section 188-22), check the “apportionment claimed” box, enter the apportioned consideration, and proceed with Part I
 Apportionment Claimed 1b. _____

2. Additional Kingston Exemption: Enter *median sales price of residential real property in Ulster County* (Local Law No. 10 of 2024, Section 188-14) (obtain from <https://clerk.ulstercountyny.gov/countyclerk/land-records/recording-deed#CKingston>)..... 2. _____

3. Taxable Consideration (subtract line 2 from line 1 or 1b).....3. _____
 If a negative amount, no tax owed, sign return and file with County Clerk.
 If a positive amount, continue with Part I.

4. Tax: Multiply line 3, taxable consideration, x 1.25% (.0125).....4. _____

5. Enter amount of credit, if any, as follows:
 - a. Amount of credit claimed for prior tax paid (Local Law No. 10 of 2024, Section 188-15): If you are claiming this credit, check the credit claimed box, enter amount, and continue with Part I
 Credit Claimed..... 5a. _____
 - b. Cooperative Housing Corporation transfer credit (Local Law No. 10 of 2024, Section 188-16):
 If you are claiming this credit, check the credit claimed box, enter amount, and continue with Part I
 Credit Claimed..... 5b. _____

6. Total Tax Due* (subtract line 5a and/or 5b from line 4).....6. _____

*Please make check(s) payable to the Ulster County Clerk.

Part II — Exemption for Certain Conveyances

The real estate transfer tax imposed by Local Law No. 10 of 2024 shall not apply to any of the following conveyances:

1. Conveyances to the United Nations, the United States of America, the State of New York or any of its agencies, instrumentalities, political subdivisions, or public corporations (including a public corporation created pursuant to agreement or compact with another state or Dominion of Canada).....a
2. Conveyances which are or were used to secure a debt or other obligation.....b
3. Conveyances which, without additional consideration, confirm, correct, modify, or supplement a prior conveyance.....c
4. Conveyances of real property without consideration and otherwise than in connection with a sale, including conveyances conveying realty as bona fide gifts.....d

Schedule B, continued-City of Kingston transfer tax return (Tax Law, Article 33-B and General Municipal Law Section 6-s)

- 5. Conveyances given in connection with a tax sale.....e
- 6. Conveyances to effectuate a mere change of identity or form of ownership or organization where there is no change in beneficial ownership, other than conveyances to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.....f
- 7. Conveyances which consist of a deed of partition.....g
- 8. Conveyances given pursuant to the Federal Bankruptcy Acth
- 9. Conveyances of real property which consist 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.....i
- 10. Conveyances of real property where the entire parcel of real property is the subject of one or more of the following development restrictions;
 - (a) An agricultural, conservation, scenic, or open space easement.
 - (b) Covenants or restrictions which prohibit the development where the property being conveyed has had its development rights permanently removed.
 - (c) A purchase of development rights agreement where the property being conveyed has had its development rights permanently removed.
 - (d) A transfer of development rights agreement, where the property being conveyed has had its development rights permanently removed.
 - (e) Real property subject to any locally adopted land preservation agreement.....j
- 11. Conveyances of real property, where the property is viable agricultural land as defined in subdivision (7) of Section 301 of the Agriculture and Markets Law and the entire property to be conveyed is to be made subject to one of the development restrictions set forth in the preceding paragraph (10), provided that said development restriction precludes the conversion of the property to a non-agricultural use for at least eight years from the date of transfer, and said development restriction is evidenced by an easement, agreement, or other suitable instrument which is to be conveyed to the City simultaneously with the conveyance of the real property.....k
- 12. Conveyances 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
- 13. Conveyances made on or after December 15, 2024 but made pursuant to binding written contract entered into prior to such date, provided that the date of execution of such contract is confirmed by independent evidence such as the recording of the contract payment of a deposit, or other facts and circumstances as determined by the County Clerk. **WRITTEN EVIDENCE OF RECORDING OF PURCHASE AGREEMENT OR FIRST AND LAST PAGE OF SAID AGREEMENT MUST BE ATTACHED. BINDER NOT ACCEPTABLE**.....m

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

The undersigned certify that the above information contained in schedules A and B is to the best of his/her knowledge, true and complete and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance. **Written documentation must be provided upon request from the City of Kingston.**

Grantor Signature	Title	Grantee Signature	Title
Grantor Signature	Title	Grantee Signature	Title

Reminder: Did you complete all of the required information in Schedules A and B?
Have you made your check(s) payable to the Ulster County Clerk?