

EXEMPTION LIST EFFECTIVE MAY 29, 2021

There are 14 exemptions to the imposition of the Real Property Transfer Tax (NRS 375.090)

Taxes imposed by NRS 375.020, 375.023 and 375.026 do not apply to:

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.**
2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
3. A transfer of title recognizing the true status. ***Note: Will need to state why you are using this exemption on the Declaration of Value form on line 4b.**
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 number on the Declaration of Value form on line 4b.**
5. A transfer of real property if the owner is related to the person to whom it is conveyed with the first degree of lineal consanguinity or affinity. ***Note: Will need to state relationship of family member; i.e. parent to child, spouse to spouse on the Declaration of Value form line 4b.**
6. A transfer of title between former spouses in compliance with a decree of divorce. ***Requires a copy of the Divorce Decree showing who is to acquire the property.**
7. A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer. ***Requires proof of trust, i.e.: Certificate of Trust, Trust, Affidavit of Trust, etc... And state on the Declaration of Value form line 4b "with" or "without" consideration.**
8. Transfers, assignments or conveyances of unpatented mines or mining claims.
9. A transfer, assignment or other conveyance **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.**
10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive, and a Death of Grantor Affidavit recorded in the office of the county recorder pursuant to NRS 111.699.
11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment: ***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 it occurs within 5 years after the change.**
12. A transfer to an educational foundation. ***Requires a copy of the charter.**
13. A transfer to a university foundation. *** Requires a copy of the charter.**
14. A transfer to a library foundation. (A nonprofit corporation, association or institution or charitable organization that is: a. Organized & operated primarily for the support of a public library, b. Formed pursuant to the laws of this State; c. Exempt from taxation pursuant to 26 U.S.C. 501(c)(3).