

Real Property Transfer Qualification Codes for use by DOR & Property Appraisers Beginning January 1, 2013

(Revised 10-29-2013)

These codes are to be used by the Property Appraiser when reporting real property ownership transfers (sales) to the Department in accordance with Florida Statutes 193.114(2)(n) and 195.0995(1).

Real property transfers qualified and included in sales ratio analysis

01. Transfers qualified as arm's length as a result of examination of the deed or other instrument transferring ownership of real property
02. Transfers qualified as arm's length as a result of credible, verifiable, and documented evidence

Real property transfers qualified but excluded from sales ratio analysis

03. Transfers as qualified arm's length at time of transfer, but the physical property characteristics changed significantly after the transfer, or transfer included property characteristics not present at time of transfer (examples: parcel split, parcel combination, new construction, deletion, disaster, improvements not substantially complete, sale price includes improvements not yet built)
04. Transfers as qualified arm's length at time of transfer, but the legal characteristics have significantly changed after the transfer
05. Arm's-length transaction transferring multiple parcels with multiple parcel identification numbers
06. Arm's-length transaction transferring a single parcel that crosses one or more county lines

Real property transfers disqualified as a result of examination of the deed or other real property transfer instrument

11. Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid.
12. Transfer to or from financial institutions; Deed stating "In Lieu of Foreclosure" (including private lenders)
13. Transfer conveying cemetery lots or parcels
14. Transfer containing a reservation of occupancy for more than 90 days (life estate interest)
15. Removed- Not currently accepted; Reserved for future use.
16. Transfer conveying ownership of less than 100% undivided interest
17. Transfer to or from a religious, charitable or benevolent organization or entity
18. Transfer to or from a federal, state, or local government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)
19. Transfer to or from bankruptcy trustees, administrators, executors, guardians, personal representatives, or receivers
20. Transfer to or from utility companies

Real property transfers disqualified as a result of credible, verifiable, and documented evidence

30. Transfer involving affiliated parties (examples: family, corporate, business, landlord-tenant)
31. Transfer involving a trade or exchange of land
32. Transfer involving an abnormal period of time between contract date and sale date (examples: pre-construction sales, pre-development sales)
33. Transfer that included incomplete or unbuilt common property
34. Transfer satisfying payment in full of a prior property contract
35. Transfer involving atypical amounts of personal property
36. Transfer involving atypical costs of sale
37. Transfer where property was not exposed to the open-market; transfer involving participants who were atypically motivated or not knowledgeable/informed of market conditions or property characteristics
38. Transfer which was forced or under duress; transfer which was to prevent foreclosure (occurs prior to date shown in judgment order for public sale)
39. Transfer where the consideration paid for real property is verified to be different than the consideration indicated by doc stamps
40. Transfer **where the consideration paid for real property is verified to be significantly influenced by non-market financing or assumption of non-market lease**
41. Other; requires documentation and prior approval of the Department of Revenue (Code 41 protocol available at <http://dor.myflorida.com/dor/property/rp/dataformats/pdf/code41req.pdf>)
42. Transfer involving mortgage fraud per notification of probable cause by a law enforcement agency
43. Transfer where the sale price indicated by doc stamps is verified to be an allocated price as part of a package or bulk transaction

Real property transfers qualification decision pending

98. Unable to process transfer due to transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor)
99. Transfer was recorded or otherwise discovered within the previous 90 days and qualification decision has not yet been made; this code is invalid for transfers recorded or otherwise discovered more than 90 days earlier.

Changes from 3-26-13 revision of Sale Qualification Code list are in red text.