

Quick Reference Guide

Real Estate

Withholding

California

Connect With Us

Web: **ftb.ca.gov**

Phone: **888**.792.4900 from 8 a.m. to 5 p.m.

weekdays, except state holidays

916.845.4900 from outside

the United States

TTY/TDD: 800.822.6268 for persons with

hearing or speech impairments

STATE OF CALIFORNIA FRANCHISE TAX BOARD PO BOX 942867 SACRAMENTO CA 94267-0651

California Real Estate Withholding

If you are a seller, buyer, real estate escrow person (REEP), or qualified intermediary (QI), use this guide to help you complete Form 593, *California Real Estate Withholding Statement*, and Form 593V, *Payment Voucher for Real Estate Withholding*.

For more details, refer to the Form 593 instructions and FTB Publication 1016, *Real Estate Withholding Guidelines*.

To search for forms, go to ftb.ca.gov/Forms.



Guide to Complete Form 593

Traditional Sales with Full Exemption **Traditional Sales with Partial Exemption** Installment **Traditional Sales with No Exemption** from Withholding from Withholding from Withholding Sales ► Complete Part I, Remitter Information Complete Part I, Remitter Information. ► Complete **Part I**, Remitter Information. ► Complete Part I. Remitter Information. ▶ Send Form 593 to seller to complete applicable parts Send Form 593 to seller to complete applicable ► Send Form 593 to seller to complete applicable parts. ► Send Form 593 to seller to complete applicable parts. ► Complete **Part VII**, Escrow or Exchange Information. ► Complete **Part VII**, Escrow or Exchange Information, ▶ Complete Part VII. Escrow or Exchange Information. ▶ Verify Form 593 is complete and accurate. if applicable. ▶ Verify Form 593 is complete and accurate. ▶ Verify Form 593 is complete and accurate. Enter remitter's name and phone on Side 3. ▶ Verify Form 593 is complete and accurate. ► Enter remitter's name and phone on Side 3. ▶ Enter remitter's name and phone on Side 3. ▶ Provide a copy of Form 593 to seller by due date. ► Enter remitter's name and phone on Side 3. ► Complete Form 593-V. ► Complete Form 593-V. ▶ Submit Form 593 to FTB by due date. ▶ If withholding is due, complete Form 593-V. Provide a copy of Form 593 to seller by due date. ► Provide a copy of Form 593 to seller and buyer by ► Provide a copy of Form 593 to seller and QI by ▶ Submit Form 593, Form 593-V, and withholding to FTB by due date. ▶ Submit Form 593, Form 593-V, and withholding to FTB by due date. ▶ Submit Form 593, Form 593-V, and withholding to by due date.* FTB by due date. Complete Part II, Seller/Transferor Information. ► Complete **Part II**, Seller/Transferor Information. ► Complete **Part II**, Seller/Transferor Information. ► Complete **Part II**, Seller/Transferor Information. ► Complete **Part III**, Certifications, which fully ► Complete **Part IV**, Certifications, that may partially ► Complete **Part IV**, Certifications that may partially ► Complete **Part IV**, Certifications that may partially exempt the sale from withholding. Check all or fully exempt the sale from withholding, or if no or fully exempt the sale from withholding, or if no or fully exempt the sale from withholding, or if no exemptions apply. Check box 12 for no exemption. exemptions apply. Check box 11 for an installment exemptions apply. Check box 10 or 11 for partial boxes that apply. Complete Part VI, Computation, if applicable. ► Complete **Part VI**, Computation, if applicable.

- Read perjury statement, select applicable boxes, sign and date on Side 3.
- ▶ Verify Form 593 is complete and accurate.
- Return Form 593 to remitter.

- ► Complete **Part VI**, Computation, if applicable.
- ► Read perjury statement, select applicable boxes, sign and date on Side 3.
- ▶ Verify Form 593 is complete and accurate.
- ► Return Form 593 to remitter.

- ► Read perjury statement, select applicable boxes, sign and date on Side 3.
- ▶ Verify Form 593 is complete and accurate.
- ► Return Form 593 to remitter.

- ► Complete **Part VI**, Computation, if applicable.
- ► Read perjury statement, select applicable boxes, sign and date on Side 3.
- ▶ Verify Form 593 is complete and accurate.
- ► Return Form 593 to remitter.

Like-Kind Exchanges (Failed or with Boot)

- ► Complete Part I. Remitter Information.**
- ► Send Form 593 to seller to complete applicable parts.
- ► Complete **Part VII**. Escrow or Exchange Information.
- ▶ Verify Form 593 is complete and accurate.
- ▶ Enter remitter's name and phone on Side 3.
- ► Complete Form 593-V.
- ▶ Provide a copy of Form 593 to seller by due date.
- Submit Form 593. Form 593-V. and withholding to FTB.

NO ACTION REQUIRED

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NO ACTION REQUIRED

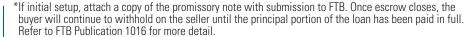
- ► Complete **Part V,** Buyer/Transferee Information.
- ► Read Buver's/Transferee's Acknowledgement to Withhold.
- ► Read perjury statement, select applicable boxes, sign and date on Side 3.
- ► For any withholding payments after escrow closes, the buyer becomes the remitter and is required to:
 - Complete Form 593, and verify it is accurate.
 - Provide a copy of Form 593 to seller by due date.
- Submit a Form 593 and a Form 593-V with each withholding payment to FTB by due date.

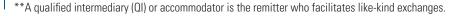
► Complete **Part II**, Seller/Transferor Information.

- ► Complete **Part IV**, Certifications that may partially or fully exempt the sale from withholding, or if no exemptions apply. Check box 10 for a like-kind
- ► Read perjury statement, select applicable boxes, sign and date on Side 3.
- ▶ Verify Form 593 is complete and accurate.
- ▶ Return Form 593 to remitter

NO ACTION REQUIRED









Including the seller or any other transferor of real property (that is, Seller/Transferor).



Including the buyer or any other transferee of real property (that is, Buyer/Transferee).