



Instructions for Form IT-256

Claim for Special Additional Mortgage Recording Tax Credit

Tax Law – Article 22, Section 606(f)

General information

For a tax year beginning on or after January 1, 2004, if you paid the special additional mortgage recording tax to record a mortgage on or after January 1, 2004, on real property located in New York State, you may qualify for a credit for the amount of special additional mortgage recording tax you paid. Partners in a partnership (including members of an LLC that is treated as a partnership for federal income tax purposes), estates and trusts, and beneficiaries of estates and trusts may also qualify for this credit if the partnership, estate or trust in its tax year beginning on or after January 1, 2004, paid the tax to record a mortgage on or after January 1, 2004. This credit does not apply to shareholders of New York S corporations. A New York S corporation will continue to claim a credit for this tax directly on its New York State S corporation return using Form CT-43, *Claim for Special Additional Mortgage Recording Tax Credit*.

This credit may be claimed by the lender or borrower, as the case may be, that paid the special additional mortgage recording tax. Except for loans made by a federal credit union and some loans made by a federal savings bank or by an exempt organization, in the case of a residential mortgage (defined below), the special additional mortgage recording tax is paid by the lender. In most other cases, the special additional mortgage recording tax is paid by the borrower. You should contact your lending institution or tax advisor to determine the amount, if any, of special additional mortgage recording tax you paid.

A tax credit is not allowed for the special additional mortgage recording tax paid on residential mortgages (defined below) recorded on or after January 1, 2004, if the real property is located in Erie county or any of the counties within the Metropolitan Commuter Transportation District (MCTD). The MCTD includes the counties of New York, Bronx, Queens, Kings, Richmond, Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and Westchester.

A *residential mortgage*, for purposes of this credit, means a mortgage of real property principally improved by one or more structures containing a total of not more than six **residential** dwelling units, each with its own separate cooking facilities.

Who is eligible

- individuals (including sole proprietors)
- estates or trusts
- partners in a partnership (including members of an LLC treated as a partnership for federal income tax purposes)
- beneficiaries of an estate or trust

Who may file

File Form IT-256 if you are an individual (including a sole proprietor), a partnership, or an estate or trust and you qualify for the credit. In addition, if you are a partner in a partnership (including members of an LLC treated as a partnership for federal income tax purposes) or a beneficiary of an estate or trust, file Form IT-256 to claim your share of the credit from your entity.

Amount of credit

If the amount of the special additional mortgage recording tax credit exceeds your tax for the tax year, any amount of credit exceeding the tax may be carried over to the following year or years, or you can elect to treat the unused amount of credit as an overpayment of tax to be credited or refunded. However, you cannot receive a refund of any credit carried over from a prior year.

Line instructions

See the instructions for your tax return for the *Privacy notification* or if you need help contacting the Tax Department.

Individuals (including sole proprietors) — Complete Parts 1 and 5. If applicable, also complete Part 6.

Partnerships — Complete Parts 1 and 5.

Husband and wife business that made an IRC 761(f) election to file two federal Schedule C forms instead of a partnership return: If you file jointly, compute your credit amount as if you were filing one federal Schedule C for the business (enter the total of all applicable amounts from both federal Schedule C forms). Complete Parts 1 and 5. If applicable, also complete Part 6.

Fiduciaries — Complete Parts 1, 4, and 5. If applicable, also complete Part 6. An estate or trust that divides the credit among itself and its beneficiaries must attach Form IT-256 to Form IT-205, *Fiduciary Income Tax Return*, showing each beneficiary's share of the credit.

Partners in a partnership and beneficiaries of an estate or trust — Complete Parts 2, 3, and 5. If applicable, also complete Part 6.

Note: If more than one of the above applies to you, complete all appropriate parts on one Form IT-256.

Part 1 — Individuals, including sole proprietors, partnerships, and fiduciaries

Enter the information and amount of special additional mortgage recording tax paid on each mortgage recorded on or after January 1, 2009, that is eligible for this credit. If you are the lender, enter the amount of special additional mortgage recording tax you paid to record a residential mortgage.

If you are claiming a credit for the purchase of more than five properties, complete as many Forms IT-256 as necessary. On the first Form IT-256, complete Parts 1 through 5 (as applicable). Include on line 1 of the first Form IT-256 the total of the column D amounts from all additional Forms IT-256. Enter your name and identification number and complete Part 1 on the additional Form(s) IT-256. Attach the additional Form(s) IT-256 to the back of the first Form IT-256 that has the entry on line 1. Enter on line 2 the total credit computed.

Note: If you are listing more than 20 properties, you may attach an 8½" x 11" spreadsheet showing all the required information instead of attaching additional Forms IT-256.

Part 2 — Partnership and estate or trust information

Enter the appropriate information for each partnership, or estate or trust from which you receive a share of the special additional mortgage recording tax credit.

Part 3 — Partner's or beneficiary's share of credit

Enter your share of the total credit received from a partnership, or an estate or trust. If you belong to more than one partnership, or estate or trust, enter the total of all your shares on the appropriate line.

Line 3 Partner — Enter your share of the partnership's special additional mortgage recording tax credit. This information should be provided to you by the partnership. If you are claiming a credit from more than one partnership, combine all the amounts on line 3.

Line 4 Beneficiary — Enter your share of the estate's or trust's special additional mortgage recording tax credit. This information should be provided to you by your fiduciary. If you are claiming a credit from more than one estate or trust, combine all the amounts on line 4.

Part 4 — Beneficiary's and fiduciary's share of credit

An estate or trust must complete Part 4. If an estate or trust allocates or assigns the credit to its beneficiaries, base the division on each beneficiary's proportionate share of the income of the estate or trust.

Part 5 — Computation of special additional mortgage recording tax credit available for the current tax year

Lines 9 through 11

Line 10 — Enter the amount of net credit available for carryover to 2009. The net credit available for carryover is that portion of your prior year credit that was not applied to your 2008 tax.

- **Individuals and fiduciaries** — Enter on line 10 the amount from your 2008 Form IT-256, line 14.
- **Partnerships** — Leave line 10 blank.

Individuals and fiduciaries — You may elect to treat the amount on line 9 as a refundable credit with any amount of credit that exceeds your tax being refunded to you, or as a carryover credit with any amount of credit that exceeds your tax being carried over to the following year or years.

If you elect to treat the line 9 amount as a refundable credit, **do not** complete line 11.

- **Individuals** — Enter the line 9 amount and code **256** on Form IT-201-ATT, *Other Tax Credits and Taxes*, line 12, or Form IT-203-ATT, *Other Tax Credits and Taxes*, line 12. Enter the line 10 amount and code **256** on Form IT-201-ATT, line 6, or Form IT-203-ATT, line 7, and complete Part 6, if applicable.
- **Fiduciaries** — Include the line 9 amount on Form IT-205, line 33. Include the line 10 amount on Form IT-205, line 10, and complete Part 6, if applicable.

Line 11

Individuals and fiduciaries — If you elect to treat the line 9 amount as a carryover credit, add lines 9 and 10 and enter the total on line 11.

- **Individuals** — Enter the line 11 amount and code **256** on Form IT-201-ATT, line 6, or Form IT-203-ATT, line 7, and complete Part 6, if applicable.
- **Fiduciaries** — Include the line 11 amount on Form IT-205, line 10, and complete Part 6, if applicable.

Partnerships — Enter the line 9 amount on line 11. Enter the line 11 amount and code **256** on Form IT-204, *Partnership Return*, line 147.

Part 6 — Application of credit and computation of carryover

You **must** complete this part if the **total** amount of your nonrefundable special additional mortgage recording tax credit and other nonrefundable credits you are claiming (if any) exceeds the amount of your tax.

Line 13

Individuals — See the instructions for Form IT-201-ATT or Form IT-203-ATT, *Section B, Application of credits*, to determine the amount of credit to enter on line 13.

Fiduciaries — See the *Note* for line 10 in the instructions for Form IT-205 to determine the amount of credit to enter on line 13.
