



Governmental Leasehold Intangible Personal Property Tax Return For Year: 2020

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Rule 12C-2.0115 Florida Administrative Code Effective 01/16



FEIN : SSN (if no FEIN) : Business Partner # : Contract Object # :

Handwritten Example and Typed Example boxes for identification numbers.

Mail return and check payable to: FLORIDA DEPARTMENT OF REVENUE 5050 W TENNESSEE ST TALLAHASSEE FL 32399-0100

The Florida Legislature has provided that all leasehold estates, or any possessory interest created thereby, in property of the United States, the State of Florida, or any of its political subdivisions, municipalities, agencies, authorities, or other governmental units, are to be taxed as intangible personal property if the leased property is undeveloped or predominately used for a residential or commercial purpose, and rental payments are due in consideration of the leasehold estate or possessory interest.

If the calculated tax due is less than sixty dollars (\$60), no payment is required. However, the taxpayer should file this return without payment so the Department is aware that no tax is owed and will not take collection action(s) regarding this filing period.

Our records are computerized and all information is maintained by account number. Your account number is your Social Security Number (SSN) or Federal Employer Identification Number (FEIN). Please refer to these numbers in all correspondence.

HOW TO COMPUTE THE TAX

- Line 1 Annual Rental Payment - To compute the value of your leasehold estate, determine the amount of annual market rent for the property and enter the amount on Line 1.
Line 2 Valuation Factor - Enter on Line 2 the valuation factor for the years remaining on the lease, from the Valuation Factor Table. Also, enter the number of years remaining on the lease in the space provided.
Line 3 Taxable Amount - Multiply the annual rental payment on Line 1 by the valuation factor on Line 2 and enter the result on Line 3.
Line 4 Tax Due - Multiply the amount on Line 3 by .0005 (\$0.50 tax for each \$1,000 value) and enter the result on Line 4. If Line 4 is less than \$60, no payment is due.
Line 5 Discount - You may claim a discount for early payment. Consult the FILING DATE section on Page 3.
Line 6 Penalty and Interest (refer to details on Page 3) - Line 6a. For returns filed after the due date, enter penalty amount due with the tax payment for delinquency and late-filing penalties. Line 6b. For taxes paid after the due date, enter interest due with the late-filed tax payment. Total the amounts on Line 6a and Line 6b and enter the sum on Line 6.
Line 7 Total Payment Due - For returns filed on or before the due date, subtract Line 5 from Line 4 and enter the result on Line 7. For returns filed after the due date, add Line 4 plus Line 6 and enter the result on Line 7.
Line 8 Less Amount Paid with Extension - Enter any amount paid with an extension on Line 8.
Line 9 Payment Due - Subtract amount on Line 8 from Line 7 and enter result on Line 9.

\*\*\*DO NOT DETACH COUPON\*\*\*

Governmental Leasehold Intangible Personal Property Tax Return

HD/PM Date: / /

US DOLLARS

DR-601G R. 01/16

FEIN and SSN (if no FEIN) input fields.

DR-601G

Table with 9 rows for tax calculations: 1. Annual Rental Payment, 2. Valuation Factor Years Remaining, 3. Taxable Amount, 4. Tax Due (Tax Rate = .0005), 5. Discount, 6. Penalty and Interest (a. Penalty \$, b. Interest \$), 7. Total Payment Due, 8. Less Amount Paid with Extension, 9. Payment Due.

Under penalties of perjury, I declare that I have read the foregoing tax return and that the facts stated in it are true.

Signature of taxpayer Date Title Phone number (include area code)

9100 0 20200131 0018015031 5 999999999 0000 0



Taxpayer Name: \_\_\_\_\_  
County Property Identification Number: \_\_\_\_\_  
County Where Property Located: \_\_\_\_\_

Telephone Number: ( \_\_\_\_\_ ) \_\_\_\_\_  
Area Code  
FEIN \_\_\_\_\_  
SSN (if no FEIN): \_\_\_\_\_

**Schedule A**

Factors for valuation of each leasehold estate. Complete this supplemental schedule and mail with your return.

1. a. Name the governmental unit owning the property. \_\_\_\_\_  
 b. To what governmental agency is the consideration or "rent" paid? \_\_\_\_\_  
 c. Physical location of governmental property occupied (street, city, ZIP). \_\_\_\_\_
2. What is the legal description of the property? \_\_\_\_\_
3. a. Describe the property occupied. \_\_\_\_\_  
 b. Describe the improvements belonging to the governmental unit. \_\_\_\_\_
4. a. Have you made improvements to this property? ( ) yes ( ) no  
 b. Describe those improvements. \_\_\_\_\_
- c. Do your improvements become the property of the governmental unit owning the location? ( ) yes ( ) no  
 d. What is your estimate of the value of improvements you have made to this property? \$ \_\_\_\_\_
5. a. Describe your use of this property or the type of activity conducted at this location, and the number of years you have been at this location. \_\_\_\_\_  
 b. How long do you intend to occupy the property? \_\_\_\_\_
6. a. Is there a written agreement between you and the governmental unit owning the property? ( ) yes ( ) no  
 b. Is this agreement recorded in the official records of the county? ( ) yes ( ) no  
 c. If so, what is the official record book and page number where recorded? \_\_\_\_\_
7. a. Does the governmental entity that owns the property share in the profit as a form of rent? ( ) yes ( ) no  
 b. If so, what is the basis or formula used to determine the percentage or amount payable to the governmental unit? \_\_\_\_\_
8. a. What is the term of your lease (in years)? \_\_\_\_\_  
 b. How many years remaining as of January 1 of this tax year? \_\_\_\_\_
9. What is the amount actually paid for the privilege of using this property? \_\_\_\_\_
10. What is the basis for determining the amount of the rent stated in your lease agreement? \_\_\_\_\_
11. Is this consideration or "rent" paid weekly, monthly, yearly, or other? \_\_\_\_\_
12. Does the rent include payments for improvements? ( ) yes ( ) no
13. a. Do you file a tangible personal property tax return with the county property appraiser? ( ) yes ( ) no  
 b. What county(ies)? \_\_\_\_\_

Location address (if different than mailing address):

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ County \_\_\_\_\_

Telephone Number: ( \_\_\_\_\_ ) \_\_\_\_\_

Indicate changes to mailing address below:

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_ County \_\_\_\_\_

Telephone Number: ( \_\_\_\_\_ ) \_\_\_\_\_

## Instructions

### GENERAL INFORMATION

Florida law classifies a lessee's interest in property leased from a governmental unit as intangible property, where the lessee makes rental payments in consideration of the leasehold estate or possessory interest, whether the leased property is undeveloped or is used for a residential or a commercial purpose.

A leasehold interest created by an original lease for 100 years or more, regardless of renewal options, is considered as creating an ownership right in the leased property and the property will not be classified as intangible property. Property financed, acquired or maintained using funds resulting from the issuance of bonds by Florida industrial development authorities or research and development authorities under Parts II, III, or V of Chapter 159, Florida Statutes (F.S.), is considered to be owned and the lessee's interest is not classified as intangible property.

A lessee of governmental property will be exempt from annual intangible tax, provided the lease contract requires that the lessee provide space on the leasehold estate for use by a governmental entity.

Lessees leasing property classified as agricultural land or land used exclusively for noncommercial public recreational purposes, or leasing property used for a governmental, municipal, or public purpose or function as defined in section 196.012(6), F.S., and lessees qualified as an organization which uses the property for literary, scientific, religious or charitable purposes, are not subject to intangible tax on their leasehold interest.

If no rental payments are due under the agreement creating a leasehold estate, the leasehold estate is taxed as real property, not as intangible property. Personal property, buildings or other real property improvements owned by a lessee are assessed under Ad Valorem tax provisions, not as intangible property.

**Taxpayers with more than one lease MUST FILE a separate return for each location.**

### WHO MUST FILE

Every lessee of governmental property used for a residential or commercial purpose, or that is undeveloped, is subject to the intangible tax each year on the value of the leasehold estate on January 1 of each tax year, if rental payments are due in consideration for the leasehold estate.

If the 1/2 mill (\$.50 per \$1000 value) annual tax levy on the value of the leasehold estate results in a tax of sixty dollars (\$60) or more, the lessee is required to file this return (Form DR-601G) and pay the tax.

If the tax due is less than sixty dollars (\$60), the taxpayer should file this return without payment of the tax so the Department is aware that no tax is owed and will not take collection action(s) regarding this filing period.

### FILING DATE

The *Governmental Leasehold Intangible Personal Property Tax Return* (Form DR-601G) covering the leasehold estate is due January 1 and late after June 30. Returns not filed and taxes not paid by this date are delinquent. The date of postmark or date delivered to the Department is considered the date of payment.

A **discount** may be claimed for early filing provided payment is postmarked on or before the last day of the month of one of the following filing periods: January - February 4%; March 3%; April 2%; May 1%; June 0%

**Example:** \$64.33 (tax) X .04 (January discount) = \$ 2.57 (discount allowed)

### EXTENSION OF TIME

A request for an extension of time for filing may be submitted for review. Form DR-602G must be received by the Department on or before June 30 of the tax year.

### PENALTY

The return, with full payment of tax, must be postmarked **no later than** June 30 of the applicable tax year to avoid penalty. If June 30 falls on a Saturday, Sunday, or a legal state or federal holiday and the return is postmarked or delivered to the Department on the next workday, it is considered timely.

**Delinquency penalty** is assessed on tax not paid by June 30. The penalty rate is 10% per month or portion of a month, not to exceed a maximum of 50% of the tax due.

**Specific late filing penalty** is assessed on tax returns postmarked after June 30. The penalty rate is 10% per month or portion of a month until the return is filed, not to exceed a maximum of 50% of the tax due.

The combined total of the delinquency penalty and specific late filing penalty will not exceed 10% per month or portion of a month, not to exceed a maximum of 50% of the tax due.

### INTEREST

If the tax is not paid by June 30, you owe interest on the amount of tax due. Florida law provides a floating rate of interest for late payments of tax due. Interest rates, including daily rates, are published in Tax Information Publications that are updated semiannually on January 1 and July 1 each year and posted online at: [floridarevenue.com/taxes/tips](http://floridarevenue.com/taxes/tips).

### OVERPAYMENTS OF TAX

If you have overpaid your tax and want a refund of the overpayment, you must submit an *Application for Refund* (Form DR-26). The *Application for Refund* must be submitted within three (3) years of the date the tax was paid. The Department cannot process a claim for refund without this form. Filing an amended return does not qualify as a claim for refund.

If you have any questions, please call Refunds at 850-617-8585 or write to: Florida Department of Revenue, Refunds, PO Box 6470, Tallahassee, FL 32314-6470.

### AMENDED RETURNS/UNDERPAYMENTS OF TAX

If you discover that intangible property was undervalued on, or omitted from, your tax return, you should file an amended return. The amended return is to be completed in its entirety, as if it was an original filing. Pay only the additional tax due. If the return is postmarked after June 30, you will be subject to penalty and interest. Explain by separate letter, attached to the amended return, whether the property was undervalued or omitted.

### VALUATION OF LEASEHOLD ESTATE

The just value of a lessee's leasehold estate or possessory interest to be reported on the return is determined by the rent payments for the remaining term of the lease, at the Federal Reserve - Atlanta - discount rate on the last business day of the previous year, plus one (1) percent.

**Tax information and forms are available online at: [floridarevenue.com](http://floridarevenue.com)  
For assistance, call Taxpayer Services at 850-488-6800, Monday through Friday, excluding holidays.**

Valuation Factor Tables determined annually by the Department based on that discount rate, plus one (1) percent, are published in Taxpayer Information Publications on the Department's website at [floridarevenue.com/taxes/tips](http://floridarevenue.com/taxes/tips). The Valuation Factor Table for the tax year indicated on the front page of this tax return is provided below.

Nominal or token payments are not used to value the lessee's interest. In such cases, the fair market rental for the leased property is the amount to be valued. If lease rental payments are based on some factor, such as a percentage of sales or profits, the average annual rental actually paid for a period not to exceed the previous five years should be used, provided the amount is not nominal or significantly less than fair market rental. If the average amount is a nominal or token amount, the lease rental payment to be valued shall be the fair market rental for the property. Market rent is the amount which would be paid annually

for use of a property in the open market, as indicated by current rentals being paid for comparable property. This should be net rent to the owner or lessor after allowance for taxes, insurance or other expenses specifically itemized as part of the rental payment. Do not deduct any such payments that you as the user make.

The period for which the lease payments should be valued is the number of years remaining under the lease on January 1 of the tax year, exclusive of renewal options. The year in which the lease expires should be considered a full year for the purpose of determining the number of years remaining under the lease agreement. If, on January 1 of the tax year, less than one year remains under the lease agreement, the value is determined as if a full year remained and is then prorated for the number of months remaining under the lease agreement.

**Valuation Factor Table - 2020 (3.25%)**

YEARS REMAINING	FACTOR	YEARS REMAINING	FACTOR	YEARS REMAINING	FACTOR
1	0.9685	34	20.3974	67	27.1594
2	1.9066	35	20.7239	68	27.2731
3	2.8151	36	21.0401	69	27.3831
4	3.6950	37	21.3463	70	27.4897
5	4.5472	38	21.6429	71	27.5929
6	5.3726	39	21.9302	72	27.6929
7	6.1720	40	22.2084	73	27.7897
8	6.9462	41	22.4779	74	27.8835
9	7.6961	42	22.7389	75	27.9744
10	8.4224	43	22.9917	76	28.0623
11	9.1258	44	23.2365	77	28.1475
12	9.8071	45	23.4736	78	28.2301
13	10.4669	46	23.7032	79	28.3100
14	11.1060	47	23.9256	80	28.3874
15	11.7249	48	24.1411	81	28.4624
16	12.3244	49	24.3497	82	28.5350
17	12.9049	50	24.5518	83	28.6053
18	13.4673	51	24.7475	84	28.6734
19	14.0119	52	24.9370	85	28.7394
20	14.5393	53	25.1206	86	28.8033
21	15.0502	54	25.2984	87	28.8652
22	15.5450	55	25.4706	88	28.9251
23	16.0242	56	25.6374	89	28.9831
24	16.4883	57	25.7989	90	29.0394
25	16.9379	58	25.9554	91	29.0938
26	17.3732	59	26.1069	92	29.1466
27	17.7949	60	26.2537	93	29.1976
28	18.2033	61	26.3958	94	29.2471
29	18.5988	62	26.5335	95	29.2950
30	18.9819	63	26.6668	96	29.3414
31	19.3529	64	26.7959	97	29.3864
32	19.7123	65	26.9210	98	29.4299
33	20.0603	66	27.0421	99	29.4720
				100	29.5129