



Governmental Leasehold Intangible Personal Property Tax Return For Year: 2015



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 to avoid possible future contact 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. 01/14

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 Due, 8. Less Amount Paid with Extension, 9. Payment Due.

I hereby certify that this return has been examined by me and to the best of my knowledge is a true and correct return.

Signature of taxpayer Date

Title Phone number (include area code)



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, 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. The provision applies retroactively, but does not open any closed period for refund.

Lessees leasing property **classified as agricultural land or land used exclusively for noncommercial public recreational purposes**, or leasing property used for a public purpose or function, 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 to avoid unnecessary contact by the Department of Revenue.

Taxpayers are not entitled to the exemption for the governmental leasehold intangible personal property tax.

### 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 [www.myflorida.com/dor](http://www.myflorida.com/dor).

### 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 the Refund Subprocess at 850-617-8585 or write to: Florida Department of Revenue, Refund Subprocess, P.O. 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.

**Tax information and forms are available online at: [www.myflorida.com/dor](http://www.myflorida.com/dor)**  
**For assistance, call Taxpayer Services, Monday - Friday, 8 a.m. – 7 p.m., ET, at 800-352-3671.**  
**From the option menu, select *Information on Taxes or Forms*.**

**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.

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 Internet site at [www.myflorida.com/dor](http://www.myflorida.com/dor). 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.

<b>Valuation Factor Table - 2015 (1.75%)</b>					
<b>YEARS REMAINING</b>	<b>FACTOR</b>	<b>YEARS REMAINING</b>	<b>FACTOR</b>	<b>YEARS REMAINING</b>	<b>FACTOR</b>
1	0.9828	34	25.4624	67	39.2716
2	1.9487	35	26.0073	68	39.5789
3	2.8980	36	26.5428	69	39.8810
4	3.8309	37	27.0690	70	40.1779
5	4.7479	38	27.5863	71	40.4697
6	5.6490	39	28.0946	72	40.7564
7	6.5346	40	28.5942	73	41.0383
8	7.4051	41	29.0852	74	41.3153
9	8.2605	42	29.5678	75	41.5875
10	9.1012	43	30.0421	76	41.8550
11	9.9275	44	30.5082	77	42.1180
12	10.7395	45	30.9663	78	42.3764
13	11.5376	46	31.4165	79	42.6303
14	12.3220	47	31.8589	80	42.8799
15	13.0929	48	32.2938	81	43.1252
16	13.8505	49	32.7212	82	43.3663
17	14.5951	50	33.1412	83	43.6033
18	15.3269	51	33.5540	84	43.8361
19	16.0461	52	33.9597	85	44.0650
20	16.7529	53	34.3584	86	44.2899
21	17.4475	54	34.7503	87	44.5110
22	18.1303	55	35.1354	88	44.7282
23	18.8012	56	35.5140	89	44.9418
24	19.4607	57	35.8859	90	45.1516
25	20.1088	58	36.2515	91	45.3578
26	20.7457	59	36.6109	92	45.5605
27	21.3717	60	36.9640	93	45.7597
28	21.9870	61	37.3110	94	45.9555
29	22.5916	62	37.6521	95	46.1479
30	23.1858	63	37.9874	96	46.3370
31	23.7699	64	38.3168	97	46.5229
32	24.3439	65	38.6406	98	46.7055
33	24.9080	66	38.9588	99	46.8850
				100	47.0615