



Avon Transfer Exemption

Avon Increases Real Estate Transfer Tax Exemption Eligibility

The new ordinance grants the same exemption amount of \$160,000, but has a few additional qualifications. In addition to the home being the buyer's primary residence, the buyer **must also qualify as an Eagle County Employee**. This means that the buyer must work an average of at least 30 hours per week on an annual basis or earn 75% of his/her income by working in Eagle County. Retired individuals, sixty years or older, must have worked a minimum of five years in Eagle County for an average of at least 30 hours per week on an annual basis. The new ordinance will allow Avon primary resident home buyers who have previously qualified for the exemption, but wish to sell their current residence and purchase a different home in Avon, the ability to again qualify for an exemption.

Another difference in the new ordinance is that the exemption applies *only* to the portion of the transfer tax actually paid by the buyer, and will not reduce any portion of transfer tax that seller agrees to pay in the transaction. Applications for the exemption must be filed with the Town prior to payment of the tax.

For a smoother closing, it is recommended by Land Title that exemptions be applied for at the time a contract is signed.

For more information on this exemption, please contact Sam Sodic at 970-748-4019.

Below Land Title has listed all of the transfer taxes, assessments and fees in Eagle County. We hope you find the information beneficial. Thank you for letting us know how we can be of further assistance with your real estate needs.

Eagle County Transfer Tax and Assessment Fees

As of January 1, 2008

THE FOLLOWING HAVE TRANSFER TAXES:

Town of Avon	2%
Town of Gypsum	1%
Town of Minturn	1%
Town of Vail	1%

THE FOLLOWING HAVE TRANSFER ASSESSMENTS:

Bachelor Gulch	2%
Beaver Creek	2.375%
Cordillera	2%
Cordillera Valley Club	2%
Eagle Ranch	1%
Red Sky Ranch	2%
All Seasons Condo	1%
Colorow at Squaw Creek	1%
Riverwalk at Edwards	1%

THE FOLLOWING HAVE A TRANSFER FEE:

Arrowhead	1%
Villas at Brett Ranch	1%



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Eagle Office
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