



**Seller's Registration: Colorado Conservation Easement Income Tax Credit 2018**

**Tax Credit Seller**

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Type of Entity if applicable \_\_\_\_\_

SSN, Federal EIN #, or CO Dept of Revenue Account # \_\_\_\_\_

Did you receive your tax credits from a pass-through entity (i.e. S-Corp, Partnership, LLC)?

\_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, name of pass-through entity \_\_\_\_\_

Type of entity \_\_\_\_\_

Entity's Federal EIN # or CO Dept of Revenue Account # \_\_\_\_\_

Percentage of your ownership in pass-through entity \_\_\_\_\_

**Accountant's Contact Information**

We will work with your accountant to complete the necessary tax forms, and ensure that they have everything they need to file your taxes accurately and on time.

Your Accountant's Name \_\_\_\_\_

Company \_\_\_\_\_

Phone Number \_\_\_\_\_ email \_\_\_\_\_

**Other Representative's Contact Information**

If you prefer that we work with your representative during the review process and credit sale, please provide their information:

Representative's Name \_\_\_\_\_

Company \_\_\_\_\_

Phone Number \_\_\_\_\_ email \_\_\_\_\_

**Holder/Grantee of Conservation Easement**

Organization Name \_\_\_\_\_

Contact Person \_\_\_\_\_

Phone Number \_\_\_\_\_ email \_\_\_\_\_

Have you already completed your donation? If yes, when was the deed of conservation easement recorded? \_\_\_\_\_ If no, what is the anticipated donation date? \_\_\_\_\_

### **Qualified Appraiser's Contact Information**

Appraiser's Name/Company \_\_\_\_\_

Phone number \_\_\_\_\_ email \_\_\_\_\_

If your appraisal is complete, what is the value of your conservation easement? \_\_\_\_\_

If your appraisal is *not* complete, what is the anticipated value of your easement? \_\_\_\_\_

Did you receive payment for any portion of your conservation easement (ex: grant funding)?

\_\_\_\_ Yes \_\_\_\_ No. If yes, please provide amount: \_\_\_\_\_

### **Permission for Photograph of Property**

May we obtain and use a photograph of your property to use on thank you cards we send to the buyer(s) of your credits? \_\_\_\_ Yes \_\_\_\_ No.

### **Credits To Be Transferred**

Amount of tax credits you would like to sell \_\_\_\_\_ / \_\_\_\_\_ Unsure

Have you created conservation easement credits from a previous donation? \_\_\_\_ Yes \_\_\_\_ No

If yes, did you and your buyers use all of the credits? \_\_\_\_ Yes \_\_\_\_ No \_\_\_\_ Unsure

### **Sales Price**

For donations made prior to January 1, 2014 the sales price for the tax credit is 82% of the credit value. For donations made January 1, 2014 or later the sales price for the tax credit is 85% of the credit value (the extra percent for 2014 and later sellers is because of the new and expensive State review process for 2014 and later donations). This is the net price to the seller; there are no fees taken out of this price. Please note that our prices may change based on market conditions.

### **Documentation**

As we work with you to obtain your Tax Credit Certificate from the State of Colorado and sell your tax credits, we'll need to review some of the documentation from your donation. Below is a list of the documents that will get us started, but we'll be sure and ask if we need anything extra along the way. If you have any of the following documents handy, please send them over to us; otherwise, we are happy to work with your land trust to get copies. The sooner we receive these documents, the sooner we can get started on your file, secure your tax credit certificate, and get your credits sold.

- Recorded Conservation Easement
- Complete copy of Qualified Appraisal (a draft is fine to start with)
- Acknowledgement Letter from land trust stating that no goods or services were provided in exchange for the donation
- Baseline Report
- Title Commitment with Exception Documents and Vesting Deeds
- Mineral Report (if minerals are severed from the property)
- Subordination Agreements (if there are any mortgages on the property)
- Settlement Statement (if you were paid money for some of your conservation easement)
- Statement of Authority (if an entity donated the conservation easement)
- Form 8283 with required attachment (we can help if this has not yet been completed)

**By registering to sell my Colorado gross conservation easement tax credit with Tax Credit Connection, Inc., I represent, warrant, and agree to the following:**

- I am a Colorado taxpayer entitled to claim the Colorado gross conservation easement tax credit pursuant to Colorado Revised Statutes §39-22-522.
- All statements on this Registration Form are true and correct to the best of my knowledge and belief.
- If I am a part year resident of the State of Colorado, I donated the conservation easement while I was a Colorado resident.
- I have not previously sold, transferred, used to offset tax, or received a refund for any portion of the tax credit described on this Registration Form.
- I desire to sell the tax credit described on this Registration Form through Tax Credit Connection, Inc. for the price set forth on this Registration Form and to close on the sale by April 15, 2019.
- I understand that Tax Credit Connection, Inc. will use its best efforts to match me with a tax credit buyer and anticipates that it will be successful, but does not make any guarantees that it will. I also understand that Tax Credit Connection, Inc. may, in its sole discretion, refuse to match me with a tax credit buyer if it believes my tax credit is not valid, or for any other reason.
- I understand that Tax Credit Connection, Inc. is relying upon this Registration Form to seek buyers for my credit. I will not contact any tax credit buyer whose name is provided to me by Tax Credit Connection, Inc., except through Tax Credit Connection, Inc. I will not sell my tax credit to any other buyer unless I am released by Tax Credit Connection, Inc.
- I will execute all agreements and documents reasonably required by Tax Credit Connection, Inc. to complete the sale of my tax credit.
- Tax Credit Connection, Inc. may provide information concerning my conservation easement and appraisal to interested buyers and their representatives.
- I understand that Tax Credit Connection, Inc. is acting to match buyers and sellers of tax credits and is not my legal representative or agent in this transaction. Tax Credit Connection, Inc. has advised me to seek legal and financial advice on the consequences of the sale of my tax credit. Tax Credit Connection, Inc. has not made any representations or warranties to me, except as provided in writing.

Tax Credit Seller's Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_