



Agency Bulletin: AGNAT-2019-001

Date: January 18, 2019
To: All Agents
From: Mara Alyson
RE: 1099-S Filing

Now that we've put away the holiday decorations, drank our last flute(s) of champagne, and switched our desk calendars to 2019 – it's time to wrap up a final task of 2018...1099-S filing. For non-exempt transactions occurring in 2018, Form 1099 – S (Proceeds from Real Estate Transactions) must be filed with the Internal Revenue Service by the responsible party. Most likely, this is you – the Agent.

If a transaction is non-exempt, a Seller must receive a duplicate 1099-S either at closing, by US Mail to the last known address, or by e-mail. The original Form is submitted to the Internal Revenue Service. Depending on your volume, you will submit 1099- S Forms electronically or by paper. Your software provider may also have a service to assist with 1099 – S filing. Whether you are filing electronically through your software or electronically with the IRS, all electronic filers must have a FIRE Account user name and password.

Exempt transactions (those transactions that do not require 1099-S filing) must be documented with an Exemption Certificate, executed by the Seller(s). It is good practice for an Agent to obtain the Exemption Certificate at closing, however it may be obtained after closing. You will typically receive an Exemption Certificate when the sale / transaction is incident to a Deed-in-Lieu of Foreclosure, the seller is a Corporation or bulk seller, or the consideration is less than \$250,000 for a single person or \$500,000 if married.

For additional information on qualifying transactions as exempt, visit www.irs.gov/form1099S.

To establish a FIRE Account with the IRS, visit <https://www.irs.gov/e-file-providers/filing-information-returns-electronically-fire>.

Dates to Remember:

January 31, 2019	:	Deadline for Seller to execute an Exemption Certificate
February 15, 2019	:	Last day to provide Seller with the duplicate 1099-S
February 28, 2019	:	IRS must receive 1099 – S, if filing in paper form.
April 1, 2019	:	IRS must receive 1099 – S, if filing electronically.

Should you have any questions about 1099-S filing, we are here to help. If you would like to celebrate after your filings are complete – we are also happy to join in the celebration.