



January 29, 2018

IMPORTANT INFORMATION FOR EVERY INDIVIDUAL, FIDUCIARY, PARTNERSHIP, CORPORATION, OR UNIT OF GOVERNMENT BUYING REAL PROPERTY LOCATED IN NORTH CAROLINA FROM A NONRESIDENT INDIVIDUAL, PARTNERSHIP, ESTATE, OR TRUST

The following important information is addressed in this notice:

- The requirement to file Form NC-1099NRS with the North Carolina Department of Revenue (“Department”) and to furnish a copy of this form to the seller if you buy real property located in North Carolina from a nonresident seller.
- The acceptable methods for filing Form NC-1099NRS with the Department including an electronic filing option.

Requirement to file Form NC-1099NRS

Pursuant to Title 17 North Carolina Administrative Code Chapter 6 Subchapter B Rule .3906, (17 NCAC 06B 3906), every individual, fiduciary, partnership, corporation, or unit of government buying real property located in North Carolina from a nonresident individual, partnership, estate, or trust must complete Form NC-1099NRS, Report of Sale of Real Property by Nonresidents, to report the following: (1) the seller’s name, address, and social security number, or federal employer identification number; (2) the location of the property; (3) the date of closing; and (4) the gross sales price of the real property and its associated tangible personal property.

Due Date to file Form NC-1099NRS

Within 15 days of the closing date of the sale, the buyer of the property must file Form NC-1099NRS with the Department and must also furnish a copy of the form to the seller.

Filing Options – Electronic and Paper

Form NC-1099NRS can be filed with the Department by submitting the form electronically through the Department’s eNC3 and Information Reporting application (www.ncdor.gov/guidance-information-reporting), or by mailing the form to the North Carolina Department of Revenue, Central Examinations Section, P.O. Box 871, Raleigh, North Carolina 27602-0871.

Taxpayer Resources Regarding Form NC-1099NRS

The Department uses its website, www.ncdor.gov, as the primary resource for reporting law changes that affect taxpayer’s filing responsibilities.

If you have any questions about this Important Notice, you may call 1-877-252-3052 to speak with a customer service representative or write to Customer Service, PO Box 1168, Raleigh, NC 27602.

To the extent there is any change to a statute or regulation, or new case law subsequent to the date of this notice, the provisions in this important notice may be superseded or voided. To the extent that any provisions in any other notice, directive, technical bulletin, or published guidance regarding the subject of this notice and issued prior to this notice conflict with this important notice, the provisions contained in this important notice supersede the previous guidance.