For BIR Use Only BCS/ Item:

Republic of the Philippines
Department of Finance
Bureau of Internal Revenue

BIR Form No. **1606** January 2018 (ENCS) **Page 1**

Withholding Tax Remittance Return

(For Onerous Transfer of Real Property Other Than Capital Asset)

(Including Taxable and Exempt)

Enter all required information in CAPITAL LETTERS using BLACK ink. Mark all applicable boxes with an "X". Two copies MUST be filed with the BIR and one held by the Taxpayer.

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1 Date of Transaction *(MM/DD/YYYY)* | **2** Amended Return? ☐ Yes ☐ No | **3** Any Taxes Withheld? ☐ Yes ☐ No | **4** No. of Sheet/s Attached

Part I – Background Information

5 RDO Code of Location of Property | **6** Category of Withholding Agent ☐ Private ☐ Government

7 Buyer's Name *(Last Name, First Name, Middle Name for Individuals OR Registered Name for Non-Individuals) (Attach additional sheet/s, if necessary)*	Buyer's Registered Address *(Indicate complete address. If branch, indicate the branch address. If registered address is different from the current address, go to the RDO to update registered address by using BIR Form No. 1905)*	Buyer's Taxpayer Identification Number *(TIN)*
7A		
7B		
7C		

8 Seller's Name *(Last Name, First Name, Middle Name for Individuals OR Registered Name for Non-Individuals) (Attach additional sheet/s, if necessary)*	Seller's Registered Address *(Indicate complete address. If branch, indicate the branch address. If registered address is different from the current address, go to the RDO to update registered address by using BIR Form No. 1905)*	Seller's Taxpayer Identification Number *(TIN)*
8A		
8B		
8C		

9 ATC/Tax Rates

Individual	☐ WI 555 – 1.5 %	☐ WI 556 – 3.0 %	☐ WI 557 – 5.0 %	☐ WI 558 – 6.0 %
Corporate	☐ WC 555 – 1.5 %	☐ WC 556 – 3.0 %	☐ WC 557 – 5.0 %	☐ WC 558 – 6.0 %

10 Does the selling price cover more than one property? ☐ Yes ☐ No

11 Are you availing of tax relief under an International Tax Treaty or Special Law? ☐ Yes ☐ No If yes, specify

Part II – Computation of Tax

12 Taxable Base *(From Part IV Schedule 3 Item 2)*	.
13 Applicable Tax Rate *(From Part IV Schedule 4)*	. %
14 Tax Due *(Item 12 Multiply by Item 13)*	.
15 Less: Tax paid in previously filed return, if this is an amended return	.
16 Required Tax to be Withheld *(Item 14 Less Item 15)*	.
17 Add: Penalties	
17A Surcharge	.
17B Interest	.
17C Compromise	.
17D Total Penalties *(Sum of Items 17A to 17C)*	.
18 TOTAL AMOUNT PAYABLE/(Over remittance) *(Sum of Item 16 and Item 17D)*	.

In case of over remittance, apply for tax refund using BIR Form No. 1914 (Application for Tax Credits / Refunds)

I/We declare under the penalties of perjury that this return, and all its attachments, have been made in good faith, verified by me/us, and to the best of my/our knowledge and belief, is true and correct pursuant to the provisions of the National Internal Revenue Code, as amended, and the regulations issued under authority thereof. Further, I/we give my/our consent to the processing of my/our information as contemplated under the *Data Privacy Act of 2012 (R.A. No. 10173) for legitimate and lawful purposes. *(If Authorized Representative, attach Special Power of Attorney)*

For Individual:	For Non-Individual:
Signature over Printed Name of Taxpayer/Authorized Representative/Tax Agent *(Indicate title and TIN)*	Signature over Printed Name of President/Vice President/Authorized Officer or Representative/Tax Agent *(Indicate title and TIN)*

Tax Agent Accreditation No./ Attorney's Roll No. *(If applicable)* | Date of Issue *(MM/DD/YYYY)* | Expiry Date *(MM/DD/YYYY)*

Part III – Details of Payment

Particulars	Drawee Bank/ Bank Code/Agency	Number	Date *(MM/DD/YYYY)*	Amount
19 Cash/Bank Debit Memo				.
20 Check				.
21 Tax Debit Memo				.
22 Others *(Specify below)*				
				.

Machine Validation

Stamp of Receiving of Authorized Agent Bank and Date of Receipt (Bank Teller's Initial)

*NOTE: The BIR Data Privacy Policy is in the BIR website (www.bir.gov.ph)

Withholding Tax Remittance Return
(For Onerous Transfer of Real Property Other Than Capital Asset) (Including Taxable and Exempt)

TIN of Buyer	Taxpayer's/Buyer's Name

Part IV - Schedules

Schedule 1 – Brief Description of Property *(Attach additional sheet/s if necessary)*

	OCT/TCT/CCT No.	Tax Declaration (TD) No.	Location
1			
2			
3			
4			
5			

Schedule 1 – Brief Description of Property *(continuation)*

	Lot / Improvement	Classification*	Area (sq.m.)	Fair Market Value (FMV) per TD *(Column 1)*	FMV per BIR (Zonal Value) *(Column 2)*	Fair Market Value *(whichever is higher between Columns 1 & 2)*
1						
2						
3						
4						
5						
TOTAL *(To Schedule 3 Item 1B)*						

Schedule 2 – Transaction Description

1 Description of Transaction *(Mark one box only)*	For Installment Sale:	
☐ Cash Sales ☐ Installment Sale	**2** Selling Price	
☐ Foreclosure Sale	**3** Cost and Other Expenses	
☐ Exempt ☐ Others	**4** Mortgage Assumed	
If Exempt, or Others, specify	**5** Total Payments during the Initial Year	
	6 Amount of Installment this Month *(To Schedule 3 Item 1C)*	
	7 Total No. of Installments in The Contract	

Schedule 3 – Determination of Taxable Base

1 A Gross Selling Price / Bid Price for foreclosure sale	
B Total Fair Market Value of Land and Improvement per Schedule 1	
C Installment Collected *(For Installment sale excluding interest) (From Schedule 2 Item 6)*	
D Others *(Specify)*	
2 Taxable Base *(For cash/foreclosure sale Item A or B whichever is higher; For installment sales Item C; or, For other transaction Item D, whichever is applicable) (To Part II, Item 12)*	

Schedule 4 – Tax Rates

	TRANSACTION	TAX RATE
a.	Registered with and certified by the housing and Land Use Regulatory Board (HLURB) or HUDCC as engaged in socialized housing project. The selling price of the house and lot or only the lot does not exceed Php450,000 and Php180,000, respectively, or as may from time to time be determined by the HUDCC.	Exempt
b.	Upon the following values of real property, where the seller/transferor is habitually engaged in the real estate business:	
	With a selling price of Five Hundred Thousand Pesos (Php 500,000) or less	1.5 %
	With a selling price of more than Five Hundred Thousand Pesos (Php 500,000) but not more than Two Million Pesos (Php 2,000,000)	3.0 %
	With a selling price of more than Two Million Pesos (Php 2,000,000)	5.0 %
c.	Seller / transferor is not habitually engaged in real estate business	6.0 %

* ***RR***-*Residential Regular* ***CR***-*Condominium Regular* ***CL***-*Cemetery Lot* ***GL***-*Government Lot* ***A***-*Agricultural* ***X***-*Institutional*
RC-*Residential Condominium* ***CC***-*Commercial Condominium* ***PS***-*Parking Slot* ***GP***-*General Purpose* ***I***-*Industrial* ***APD***-*Area for Priority Development*