For BIR Use Only BCS/ Item:

Republic of the Philippines
Department of Finance
Bureau of Internal Revenue

BIR Form No.
1706
January 2018 (ENCS)
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Capital Gains Tax Return

(For Onerous Transfer of Real Property Classified as Capital Asset-both Taxable and Exempt)

Enter all required information in CAPITAL LETTERS using BLACK ink. Mark 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** ATC ☐ WI 450-Individual ☐ WC 450-Corporation	**4** Number of Sheet/s Attached

Part I – Background Information

5 RDO Code of Location of Property

6 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 the 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)*
6A		
6B		
6C		
6D		
6E		

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 the 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		
7D		
7E		

8 Is the property being sold your principal residence? (For Individual sellers only) ☐ Yes ☐ No

9 Do you intend to construct or acquire a new principal residence within 18 months from the date of disposition/sale? (For Individuals) ☐ Yes ☐ No

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 4 Item 2)*	.
13 Applicable Tax Rate	6 . 0 %
14 Tax Due *(Item 12 Multiply by Item 13)*	.
15 Less: Tax paid in previously filed return, if this is an amended return	.
16 Tax Payable/(Overpayment) *(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 17D)*	.

In case of overpayment, 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/designation and TIN)*	Signature over Printed Name of President/Vice President/Authorized Officer or Representative/Tax Agent *(Indicate title/designation 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 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)

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(For Onerous Transfer of Real Property Classified as Capital Asset-both Taxable and Exempt)

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TIN of Buyer	Taxpayer's/Buyer's Name

Part IV – Schedules

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

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

Schedule 1 – Description of Transaction *(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 4 Item 1B)*						

Schedule 2 – Description of Transaction (Mark one box only)

		For Installment Sale:	
☐ Cash Sale	☐ Installment Sale	1 Selling Price	
☐ Exempt	☐ Foreclosure Sale	2 Cost and Expenses	
☐ Others		3 Mortgage Assumed	
If Exempt, or others, specify		4 Total Payments (Collection) During the Initial Year	
		5 Amount of Periodic Payment *(Collection) (To Schedule 4 Item 1D)*	
		6 No. of Installments in the contract	7 Date of Installment *(MM/DD/YYYY)*

Schedule 3 – Computation of Taxable Base on the Unutilized Portion of Sales Proceeds from Sale of Principal Residence ***(if Part I Items 8 and 9 are applicable)***

Steps in computation of Taxable Base as prescribed in Section 4 of Revenue Regulations No. 13-99	
Determine the percentage (%) of non-utilization by applying the formula	
Unutilized Portion of GSP / Gross Selling Price (GSP) = Percentage (%) of Non-Utilization	____ = ____%
Multiply the % of non-utilization by the GSP or FMV, whichever is higher	____ % X ____ = ____
% of non-utilization x GSP or FMV = Taxable Base *(To Schedule 4, Item C)*	

Schedule 4 – Determination of Taxable Base

1	**A** Gross Selling Price / Bid Price For Foreclosure Sale	
	B Total FMV of Land and Improvement *(From Schedule 1)*	
	C On the Unutilized Portion of Sales Proceeds *(From Schedule 3)*	
	D Installment Collected *(For Installment Sale Excluding Interest) (From Schedule 2 Item 5)*	
	E Others *(specify)*	
2	Taxable Base *(For cash/foreclosure sale Item A or B whichever is higher; For unutilized portion of sales proceeds of Family Home Item C; For installment sales Item D; or, For other transaction Item E, whichever is applicable) (To Part II, Item 12)*	

* ***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*