



SALES DISCLOSURE FORM/ BUYER

Parcel Number:	
Legal Description:	
Property Address:	

FILER CONTACT INFORMATION

Filer Name		Filer Email	
Primary Phone		Secondary Phone	
Mailing Address			

Please identify which, if any of the following apply:

- The instrument recorded to confirm, correct, modify, or supplement a previous deed. No sale took place.
- The transfer was made pursuant to a merger, consolidation, or reorganization of my business;
- The transfer was by a subsidiary corporation to its parent corporation without actual consideration or in sole consideration of the cancellation or surrender of a subsidiary stock;
- The transfer was a gift of more than one-half (1/2) of the actual value;
- A transfer was not based on the value and was between immediate family members. Immediate family members are defined as mother, father, brother, sister, son, daughter, spouse, grandparent, grandchild, brother- or sister-in-law, son- or daughter-in-law, father- or mother-in-law, stepfather, stepmother, stepsister, stepbrother, stepson, and stepdaughter;
- The instrument was recorded to transfer the property to myself, no sale took place; or
- A sale for delinquent taxes or assessments, or a sale or a transfer pursuant to a foreclosure.

If the transfer was the result of any of the above, please sign and date this form and return to the Assessor office. If not, you must answer the following questions per CBJ Code 15.05.105:

Name of Grantor (Seller)	
Name of Grantee (Buyer)	
Date of Transfer	
Date of Sale	
Legal Description (as written on your deed)	
What was the actual full amount paid or to be paid for the property? (sale price)	\$
What were the terms of the sale?	

- New loan from a financial institution All Cash Seller Financing Trade of Property
- Assumption of existing loan IRS 1031 Exchange Other _____

Was personal property included in the sale price? (such as furniture, equipment, inventory, machinery etc.)

- No Yes, if yes please describe and estimate the value attach additional paper if needed: _____

Did the sale price include an operating business?

- No Yes, if yes please describe and estimate the value attach additional paper if needed: _____

Was the property offered to other potential buyers?

- Yes; Advertised (listed, internet, yard sign, word of mouth, etc)
- No: Private purchase (not offered on the open market)

Are there any additional facts that would cause this sale to be a distressed, forced, or non-arm's length exchange?

- No Yes, if yes, please describe _____

Certification: I hereby certify that the answers given on this form are true and correct to the best of my knowledge. I understand that a willful misstatement is punishable by a fine or imprisonment under AS 11.56.210.

Signature:		Date:	
-------------------	--	--------------	--

CONTACT US: CBJ Assessor's Office

Phone:	Email:	Website	Physical Location
Phone # (907) 586-5215 E-Fax # (907) 586-4520	Assessor.Office@Juneau.org	https://juneau.org/finance/assessor-office	155 S Seward St RM 114 Juneau AK 99801

CBJ 15.05.105 Transaction disclosures.

CBJ 15.05.105 Transaction disclosures.

(a) Disclosure requirement. When a deed, contract, or other document transferring legal or equitable title to real property is presented for recording with the State of Alaska, the grantee shall provide the assessor with a statement under signed oath by the grantee or agent that discloses

- (1) The names of the grantor and grantee;
- (2) The date of transfer;
- (3) The date of sale;
- (4) A legal description of the property transferred;
- (5) The actual full amount paid or to be paid for the property;
- (6) The terms of sale; and
- (7) An estimate of the value of any personal property included in the sale.

(b) Disclosure exemptions. The disclosure required by subsection (a) does not apply to the following:

- (1) An instrument that confirms, corrects, modifies or supplements a previously recorded instrument without added consideration;
- (2) A transfer pursuant to mergers, consolidations, or reorganizations of business entities;
- (3) A transfer by a subsidiary corporation to its parent corporation without actual consideration or in sole consideration of the cancellation or surrender of a subsidiary stock;
- (4) A transfer that constitutes a gift of more than one-half (1/2) of the actual value;
- (5) A transfer with only nominal consideration between immediate family members. Immediate family members are defined as mother, father, brother, sister, son, daughter, spouse, grandparent, grandchild, brother- or sister-in-law, son- or daughter-in-law, father- or mother-in-law, stepfather, stepmother, stepsister, stepbrother, stepson, and stepdaughter;
- (6) An instrument the effect of which is to transfer the property to the same party; or
- (7) A sale for delinquent taxes or assessments, or a sale or a transfer pursuant to a foreclosure.

(c) Reserved.

(d) Penalty. Any person (i.e. grantee/buyer) required to disclose a property transfer under subsection 15.05.105(a) and who fails to file the disclosure with the assessor within 90 days of recording the transfer shall be subject to a civil fine as follows:

- (1) \$50.00 per day
- (2) Each day that a violation continues is a separate offense.
- (3) Any undisclosed property transfer required to be disclosed by subsection 15.05.105(a) (Ordinance 2020-47(am), effective date Nov. 26, 2020) accrues penalties consistent with subsection 15.05.105(d) as of the effective date of Ordinance 2022-13.

AS 11.56.210. Unsworn Falsification in the Second Degree.

(a) A person commits the crime of unsworn falsification in the second degree if, with the intent to mislead a public servant in the performance of a duty, the person submits a false written or recorded statement that the person does not believe to be true

- (1) in an application for a benefit; or
- (2) on a form bearing notice, authorized by law, that false statements made in it are punishable.

(b) Unsworn falsification in the second degree is a class A misdemeanor