個人房屋土地交易所得稅申報書

Application Form of the Individual House and Land Transactions Income Tax Return

【105 年起交易的房屋、土地或房屋使用權(以下簡稱房屋土地)適用房地合一新制課稅的案件,應於房屋土地完成所有權移轉登記日之次日或房屋使用權交易日之次日起算30日內辦理申報】

From 2016, any individual, who has transaction income or losses derived from the house and land transactions or the house utilization right (hereafter referred as the "house and land", and is applying for the integrated house and land new tax rate, shall fill out this application form within 30 days counted from the following day of the day on which the house and land ownership transfer registration is completed, or from the following day of the day the house utilization right was acquired.

交易(登記)日期 Transaction (Registration) Date 【詳說明六】 (See Instruction F.)	檔案編號 Document No. (本欄納稅義務人不必填寫) (This field is for official use only)
年 月 日	
(yyyy /mm /dd)	

單位:新臺幣元 CURRENCY: NTD

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The Circumst		(有右列 transfer Jointly-c □申請核	情形 or in onstru 發交	請打勾 voluntar icted wit 易損失 認	Pleas y cau th port 登明(3	se mark ises □ tions di 号附資金	a"√"in □自地自 vided 金流程ゞ	自建 Self-c □合建分星	any of thonstructi Jointly	e condition on on self constructed	s listed i-possess d with he	on the rised land	ight sid l ㅁ설 ided	le sh ♪建 □信	all app 分售 託案	ply:□臣 Jointly- 件 The T	国調職 construc rust Pro	或非自 ted a perty	自願因素多 ind sold in Transaction	き易 Tra partitio	n nsaction due to job ons □合建分成
納稅義務人 (原所有權人) Taxpayer	姓名Name						民身分證	統一編號或統一 . or ARC No.									電話 Telep 身分 Ident 國籍	: hone N : ity:	No. □居住者 Resident □中華民國	□其他	on-resident
(The Original Owner)	户籍(居留)地址 Residence Address				品了	五市鄉鎮 District/City/「		里村 Cowns	路街 Village	段	巷 Road/S	巷 弄 號 Road/Street Secti				ne	Alley			Floor	
	通訊地址 Contact Address		縣市 Cou	nty/City	品了	市鄉鎮 Distri	ct/City/T	里村 Towns	路街 Village	段	巷 Road/S	弄 treet	號 Sectio	n	樓 La:	ne	Alley		No.	Floor	
申報代理人	姓名Name					國		統一編號或統一 . or ARC No.	編號								電話 Telep	話: elephone No.			
Agent	地址Address		縣市 Cou	nty/City	品了	市鄉鎮 Distri	ct/City/7	里村 Towns	路街 Village		巷 Road/S		號 Section	n	樓 La	ne	Alley		No.	Floor	
項目 Items	Cod	leNo.oftheH 土地坐落(louse (L (鄉鎮市	區/段/小段/	ght)/Add 地號)		No.)	移轉比率 (持分) Tiansferrati (portion own	o A	取得原因 Acquisition Reasons 【詳註3】 See Note 3	【詳 See	取得日期 uisition I 註4 及說明 e Note 4 a struction	」 ind	Н	louse a	成交價額 nd Land ion Price	D	educti	本(附表一) ble Costs endix 1)	Ded	「減除費用(附表二) luctible Expenses (Appendix 2)
房屋 土地 House and Land								/													
持有期間【詳說明	s (See Instruction	H.) F	RR			月 日 mm/dd)		<u>l</u> 蝴審核RRI) al Use Only		年 (yy	 - 月 は yy/mm/do	日 合語 d) Tot		AA			ZA			ZB	
Notes: 1. If the	地交易之成交 transaction prices 星稅籍編號」請	s (or costs/	expens	ses) of the	e house	e and lar	nd are no						n any o	ne of	f the bo	oxes.					

- 2. For the "Code No. of the House", please refer to the Code No. listed on the House Tax bill.
- 3.「取得原因」代號請填:a.買賣、b.拍賣、c.繼承、d.受遺贈、e.一般贈與、f.配偶贈與(加填配偶原始取得原因)、g.其他(加填取得方式)。
- 3. For "Acquisition Reasons," please write down "a" in the box for "purchases," "b" for "auction," "c" for "inheritance," "d" for "gift causa mortis," "e" for "general gift," "f" for "gift from spouse," (please write down the spouse's original acquisition reason) and "g" for "others" (please write down acquisition reasons).
- 4.「取得日期」請填寫交易標的物的取得日期;取得原因為 c、d 者,請加填被繼承人、遺贈人的「取得日期」;交易自建或合建房屋者,請分別填寫房屋、土地取得日期;房屋 土地如係分次取得,請依取得日期分別填寫申報書後併同申報。取得原因為 f 者,請填配偶間第 l 次相互贈與前配偶原始取得日期。
- 4. For "Acquisition Date," please fill in the acquisition date of the subject matter; as for acquisition reasons c or d, please fill in the acquisition date of the inheritor or the legator; the self-constructed or joint constructed houses, please fill in the acquisition dates of the house and land, respectively. If the house and land were acquired on a piecemeal basis, please fill in different application forms in accordance with the acquisition dates and submit as a single application case. As for acquisition reason f, please fill in the original acquisition date before the first bestowal from spouse.
- 5.「可減除成本及改良費用」及「可減除移轉費用」請分別填寫背面附表一及附表二,並填入 ZA 及 ZB 金額。

	5. For "deductible costs and imp	rovement exp	enses" and "dec	luctible expenses	occurred from tra	nsfer," ple	ase finish Appe	ndix 1 and App	endix 2 on the b	ack of this a	pplication form	, and enter the amounts	in boxes ZA and ZB.
	房屋土地成交價額 House and Land Transaction Pri	ce 減 Minus	Ded	可減除成本(附表 uctible Costs (App	· ·	減 Minus		「減除費用(附表 ble Expenses (Ap	*	等於 Equals	House and Las	易所得(或損失金額) nd Transactions Income osses amount)	具数具
	AA	_	ZA			_	ZB			=	GI		
	房屋土地交易所得額 House and Land Transactions Inc	ome 滅 Minus	The Amount Land Transac	房屋土地交易損失 of Losses Derived tions within 3 Year Transaction (Appe	from House and s from the Day of	減 Minus	The Total Ar	規定計算的上地 nount of Land Va .ccordance with t		等於 Equals =	Taxable Income	告為負數請填寫"0") · (If it's a negative figure, ter "zero".)	房地移轉稅務試算 The House and Land Transactions Income Tax
稅額	GI		ZC								GL		nrovisional tax
計算式 Tax Compu -tation Formu -la	一、適用自住房地租稅優 課稅所得 Taxable Income GL 二、不適用自住房地租稅 課稅所得 Taxable Income	減 Minus — 憂惠 Taxpay	自住房 Self-use Resand Land D M er who is not	who is qualifice 地免稅額 sidential House Exemptions qualified to ap 稅率 ix Rate % Equalified \$50 \$60 \$60 \$60 \$60 \$60 \$60 \$60	乘 Tim × pply for the self	es	税率 Tax Rate 10% dential house	等 於 Equals =	AF preference.	納稅額 (Payable ※請將左 應自行 (Please co	※應 H Fo th ro W M M M M M M M M M M o o o o o o o o o o o o o	a.) a. 納稅額請計算至 b. 1 元者,無條件格 b. 1 元者,無條件格 or the tax payable, p we dollar, with all bunded down. 直接填寫至下式的 wable amount shown of the balance due.	e去。 lease calculate to decimal places AF 欄,以計算
	應納稅額 Tax Payable AF	Self-u	se Residentia	抵稅額(附表型 al House and L Credit (Append	and 等		.自行缴納和 Balance Due		機關審核 al Use Only	之AF 榻 If the ho accumul formula	附立加總填寫至才 buse and land w ate the amoun 1 or 2 on each	宋取得者,請將各申報 本項 AF 欄位,以計算才 were acquired on a piec t in the space AF fro application form and of this row to calcula	之次應自行繳納稅額 temeal basis, please m tax computation then fill in the total

房屋土地交易所得適用稅率表 The Tax Table of the House and Land Transactions Income 房屋土地使用情形及持有期間 適用對象 適用對象 交易房屋土地情形及持有期間 稅率 稅率 The circumstances of house and land usage and their holding periods Taxpayer The circumstances of house and land usage and their holding periods Tax Rate Taxpayer Tax Rate 自住 因財政部公告調職、非自願離職或其他非自願性因素交易且持有期間在2年以下 調職、非白願因素 For Self-use 課稅所得超過 400 萬元部分 Transaction due to job transfer, involuntary separation from employment, or any 10% Job transfer or other 20% Residence 居住者 other involuntary causes announced by the Ministry of Finance with the holding The portion of taxable income exceeds NT\$4 million involuntary causes period of no more than 2 years Residents Purpose 持有期間超過10年 居住者 of the 15% 以自有土地與營利事業合作興建房屋,自土地取得之日起算2年內完成並銷售 自建或合建 With the holding period of more than 10 years Residents R.O.C. The house was jointly constructed with a business entity and then sold within 2 years Self-construction or 非自住 20% 持有期間超過2年且在10年以內 of the 20% joint construction before acquiring the parcel of land Not for With the holding period of more than 2 years but no more than 10 years R.O.C. Self-use 持有期間超過1年且在2年以內 非居住者 35% 持有期間超過1年 With the holding period of more than 1 year 35% Residence With the holding period of more than 1 year but no more than 2 years Non-Purpose 持有期間在1年以內 Residents of 45% 45% 持有期間在 1 年以內 With the holding period of no more than 1 year With the holding period of no more than 1 year the R.O.C

				出價取得者 繼承、受贈取得(贈與日: 年 月 日) Acquisition at a Price Acquisition through Inheritance or Gift (the Date of Gift:)								小計(ZA1)		무무 시시 1시 역소				
	房屋土地取	- -	-	Acquisit	on at a Price	繼承武帝	脚阵的尽	Acquisition thro 星評定現值及		ce or Gift (the D	ate of Gif	ft:)		Subtotal (請將 A1 或 B1 填於此	合計		稽徵機關 審核(ZA11)
	得成本	項目 Items		原始且	 		地理	見值(1)	消費	骨者物價指數 (2)	調整數		成本(3)	=(1)×(2)	(Please Enter A1 or 1	Total		Official Use Only
	Acquisition Cost of House			Orig	nal Cost	Assessed	d Present Va	e of the House and alue of Land at Ti	me of P	(2) rice Index Adjus	stment		Co	ost	in this Space)	+ZA3)	Only
	and Land			YA1		Acquis	sition throu	gh Inheritance or	Gift		2.4							
	(詳絕升(三)((1)) See	房屋土 House and	-									YB1						
	Instruction	nouse and	Land	YA2		W. / L = F =	ンロケロコ	上つ ハルロン ま Wiki	% YB2 己公告最近臺灣地區消費者物價總指數調整									
附表	I(iii)(1)a.	小計 Subtot		A1			d with the		l要结用整 ernment in the Year B1									
Appen- dix 1	取得房屋土地 態前支付的				項目 Items 實際發生金額 Actual Amount				I II E ITEMS					生金額 Amount	小計(ZA2) Subtotal			
	All Expenses N House and La	-	-		契稅 Deed Tax 印花稅 Stamp Tax				規費 Surcharge									
	Feasibl	e Status	III a						Notarization F									
	【詳知用 See Instructi	九(三)1(2)】 on L(iii)(1)b.	代書質	Scrivener Fee				1中7下3	費 Brokerage Fe	e							
	地方稅稽徵機關核准減除的 項目 Items						實際發生	金額	※請依交易土地	的土地增值稅繳款	喜或免稅證明	書「改	良土地費用」欄	金額炒填。	小計(ZA3)	\dashv		
改良土地費用 Land Improvement Expenses					Ttellis		Actual Am							the Land Value	Subtotal	_		
	Land Improvement Expenses Authorized by Local Tax Collection Authorities 【詳説明九(三)1.(3)】 See Instruction I(iii)(1)c.				上地費用 nprovement penses				Increment Tax bill or the tax-exempt				cate.					
	See Histaet		<i>)</i> c.				實際	尽發生金額		_	實際	緊發生	上金額	小計(ZB1)				
			, ja :	te or	項目I	tems		ial Amount	項目	Items			mount	Subtotal	移轉費 Expenses Necessa	, ,	hip	稽徵機關
附表	移轉費用 Expenses Neces			登明文件 nents of	仲介費 Brol	个費 Brokerage Fee			代書費 Sc	rivener Fee					Transfer of the I	e House and Land		審核(ZB11)
二	for Ownership Tr			have been										7	(請就 ZB1、ZB2 擇 Please compare the			Official Use Only
Appen-	of the House and 【詳知用九		prov	rided											ZB1 and ZB2, and		ner	
dix 2	(=)2] See Instruction I((;;)(2)	上担子さ	登明文件	15. 3-	在 400		750/			/ tik th L 馅 万	- 4 1	. 日 业 工壮1	元者,無條件進位。	amount to	ms space.		
	See instruction it			タウス Providing	成交			充×5% =		(ZB2)	Please	calcu	late to the	dollar, with all				
		Do		of Evidence	Transa	ection Price	e	_Dollars x 5% =	=D	ollars			es rounded i	ıp.	1 1 1 1 1 1 1			ul and above
	交易日前3年		1	E日期 orization	檔案編號 Document No.	-	日期 tion Date	核定交易損 Authorized Tran		前次減除 Balance aft				に減除金額(3) Deductions	本次減除 (4)=(2)	-(3)		t機關審核 (ZC11)
附表	地交易損失 Amount of Losse			Date	Document No.	Transact	tion Bate	Authorized Trans	isaction Loss	Dedu	ctions		ZC1	Deductions	Balan	ce	Offic	ial Use Only
三	from House ar	nd Land																
Appen- dix 3	from Day of Tropostion												ZC2					
uix 3	【詳紀月 See Instruct											ZC3						
	See msu uci	ion J.			合計 Total								ZC					
				重			ition of Self	f-use Residential I	House and Lan	d			出售	自住房屋土地Sale	e of Self-use Resident	al House and	Land	
				重 移轉登記(權	重購所 Owner	有權人 of the		房屋(使用權)稅籍	編號/地址		動立石(1)	移轉引	出售登記(權利)日	房	星(使用權)稅籍編號/地	Ŀ	Land	
		1	頁目	移轉登記(權 Ownershi	重購所 Owner Reacquire	有權人 of the d Property	Code No.	房屋(使用權)稅籍 of House (Utiliza	編號地址 ation Right)/Ad		實額(1) uisition	Ov	登記(權利)日 wnership	房/ Code No. of I	星使用權)稅籍編號地 House (Utilization Rig	Ł ht)/Address		出售價額(2) Sales Price
		Ite	頁目 ems	移轉登記(權	重購所 Owner Reacquire	有權人 of the d Property	Code No.	房屋(使用權)稅籍 of House (Utiliza : 地坐落(鄉鎮市區/ tion (Township/C	編號/地址 ution Right)/Ad 段小段地號) City/District, Se	Idress 重購 Reacq		Ov T	登記(權利)日	房/ Code No. of I 土地さ Land Location	屋(使用權)稅籍編號地 House (Utilization Rig 上落(鄉鎮市區/投/小投/ h (Township/City/Dist	上 ht)/Address 上號)		出售價額2) Sales Price
Tel ±	重購自住房屋地扣抵稅額	Ite	頁目 ems	移轉登記(權 Ownershi Transfer	重購所 Owner Reacquire	有權人 of the d Property	Code No.	房屋(使用權)稅籍 of House (Utiliza : 地坐落(鄉鎮市區/	編號/地址 ution Right)/Ad 段小段地號) City/District, Se	Idress 重購 Reacq	uisition	Ov T	登記(權利)日 vnership ransfer	房/ Code No. of I 土地さ Land Location	屋(使用權)稅籍編號地 House (Utilization Rig 上落(鄉鎮市區/段/1段/	上 ht)/Address 上號)		
附表四	地扣抵稅額 Reacquire Self-	上 夏 B B B B B B B B B B B B B B B B B B	頁目 ems 	移轉登記(權 Ownershi Transfer	重購所 Owner Reacquire	有權人 of the d Property	Code No.	房屋(使用權)稅籍 of House (Utiliza : 地坐落(鄉鎮市區/ tion (Township/C	編號/地址 ution Right)/Ad 段小段地號) City/District, Se	Idress 重購 Reacq	uisition	Ov T	登記(權利)日 vnership ransfer	房/ Code No. of I 土地さ Land Location	屋(使用權)稅籍編號地 House (Utilization Rig 上落(鄉鎮市區/投/小投/ h (Township/City/Dist	上 ht)/Address 上號)		
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四	地扣抵稅額 Reacquire Self- Residential Hou	上 房屋 House La edit	頁目 ems 產土地 se and and	移轉登記(權 Ownershi Transfer Registration	重購所 Owner Reacquire 統一 ID No. or	有權人 of the d Property (證號 ARC No.	Code No. 土 Land Loca otal	房屋(使用權)稅籍 of House (Utiliza : 地坐落(鄉鎮市區/ tion (Township/C	編號地址 ution Right)/Ad 段小段地號) City/District, Se lot No.)	Idress 重購 Reacq	uisition	Ov T	登記(權利)日 vnership ransfer	房/ Code No. of I 土地さ Land Location	屋(使用權)稅籍編號地 House (Utilization Rig 上落(鄉鎮市區/投/小投/ I (Township/City/Dist Jub-section, Plot No.)	上 ht)/Address 上號)		
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