Form 8828

(Rev. March 2010)

Department of the Treasury
Internal Revenue Service (99)

Recapture of Federal Mortgage Subsidy

▶ **Attach to Form 1040.** ▶ **See separate instructions.**

OMB No. 1545-0074

Attachment
Sequence No. **64**

Name(s)

Social security number (as shown on page 1 of your tax return)

Part I Description of Home Subject to Federally Subsidized Debt

1 Address of property (number and street, city or town, state, and ZIP code)

2 Check the box that describes the type of federal subsidy you had on the loan for your home.

a ☐ Mortgage loan from the proceeds of a tax-exempt bond

b ☐ Mortgage credit certificate

Note. If neither box applies, you are not subject to recapture tax on the sale or other disposition of your home. **Do not** complete this form.

3 Name of the bond or certificate issuer

	State	Political subdivision (city, county, etc.)	Agency, if any

4 Name and address of original lending institution

5 Date of closing of the original loan

Month	Day	Year

Note. If the date of closing of the loan was before January 1, 1991, recapture tax does not apply. **Do not** complete this form. If you (1) checked the box on line 2b (mortgage credit certificate), (2) refinanced your home, and (3) received a reissued mortgage credit certificate, see **Refinancing your home** on page 1 of the instructions.

6 Date of sale or other disposition of your interest in the home

Month	Day	Year

7 Number of years and full months between original closing date (line 5) and date of sale or disposition (line 6):

Years	Full months

8 Date of full repayment of the original loan including a refinancing other than one for which a replacement mortgage credit certificate was issued (see instructions)

Month	Day	Year

Part II Computation of Recapture Tax

9 Sales price of your interest in the home sold or disposed of (see instructions) — **9**

10 Expenses of sale. Include sales commissions, advertising, legal fees, etc. — **10**

11 Amount realized. Subtract line 10 from line 9 — **11**

12 Adjusted basis of your interest in the home sold or disposed of (see instructions) — **12**

13 Gain or (loss) from sale or disposition. Subtract line 12 from line 11. If a loss, **stop** here and attach this form to your Form 1040. You **do not** owe recapture tax — **13**

14 Multiply line 13 by 50% (.50) — **14**

15 Modified adjusted gross income (see instructions) — **15**

16 Adjusted qualifying income (see instructions) — **16**

17 Subtract line 16 from line 15. If zero or less, **stop** here and attach this form to your Form 1040. You **do not** owe recapture tax — **17**

18 Income percentage. If the amount on line 17 is $5,000 or more, enter "100." Otherwise, divide the amount on line 17 by $5,000 and enter the result as a percentage. Round to the nearest whole percentage — **18** %

19 Federally subsidized amount (see instructions) — **19**

20 Holding period percentage (see instructions) — **20** %

21 Multiply line 19 by the percentage on line 20 — **21**

22 Recapture amount. Multiply line 21 by the percentage on line 18 — **22**

23 Tax. Enter the **smaller** of line 14 or line 22. Also, include this amount on the line for total tax on Form 1040. For details, see the Instructions for Form 1040 — **23**

For Paperwork Reduction Act Notice, see Form 1040 instructions.

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