

Property Transfer Tax Return (Form PTT-172)

Forms Acceptable to File with Vermont Towns

This fact sheet provides a table with a list of the Property Transfer Tax Returns (PTTRs) depending on the date of closing. PTTRs must be submitted online via myVTax or on the acceptable paper form version to be valid.

When a Property Transfer Tax Return is Required

Each real estate deed recorded by the town must be accompanied by a properly completed PTTR form. The PTTR form is approved by the Commissioner of Taxes, according to [Vermont law at 32 V.S.A. § 9608\(a\)](https://legislature.vermont.gov/statutes/section/32/231/09608) (<https://legislature.vermont.gov/statutes/section/32/231/09608>).

Filing Returns in myVTax

Ideally, PTTRs should be filed online using myVTax, the Department's online filing and payment system. If you file through myVTax, you'll always be using an acceptable form version. Also, the online system always applies the correct tax rate, even for closings that occurred in prior years.

To get started, [visit myVTax.vermont.gov](https://myvtax.vermont.gov) (<https://myvtax.vermont.gov>).

Contact Us

For more information, please contact us at the Real Estate Transaction Tax Section, Division of Taxpayer Services.

- **Phone:** (802) 828-6851
- **Email:** tax.rett@vermont.gov

Order Paper Forms

- Online: <https://tax.vermont.gov/form-request>
- Phone: (802) 828-2515 or (855) 297-5600 (toll-free in U.S.)
- Email: tax.formsrequest@vermont.gov

Attention Tax Preparers

The option to file using a paper form is only available to preparers filing fewer than five returns annually. Preparers who know they will file more than five returns should not request any paper returns. Preparers are not allowed to file five paper returns and then e-file all others after the limit is reached.

Date of Closing	Form Number
Prior to June 1, 2015	PT-172, PT-172-S, PT-172-B: Order paper forms (https://tax.vermont.gov/form-request)
June 1, 2015 to December 31, 2018	PTT-172, Vermont Property Transfer Tax Return (paper form revised 6/17)
January 1, 2019 to Current	PTT-172 (paper form revised 8/22)