153rd GENERAL ASSEMBLY
FISCAL NOTE

BILL:	**HOUSE BILL NO. 283**
SPONSOR:	**Representative Hensley**
DESCRIPTION:	**AN ACT TO AMEND TITLE 30 OF THE DELAWARE CODE RELATING TO THE REALTY TRANSFER TAX.**

Assumptions:

1. The provisions of this Act are effective upon enactment.
2. Currently, Delaware Code (30 Del. C. §5401) contains a list of exceptions from the Realty Transfer Tax. Among these exceptions are conveyances between a parent and child or spouse of a child. This Act adds an additional exception for conveyances between a grandparent and grandchild or the spouse of such grandchild.
3. Through communication with the Department of Finance, as well as representatives from all three counties, it was noted that oftentimes the Realty Transfer Tax is avoided using alternate methods to convey the property, including a two-step conveyance (i.e., grandparent to parent, then parent to grandchild).
4. The extent to which alternative methods of conveyance are currently utilized is unknown. As such, the potential General Fund Revenue loss associated with this Act is indeterminable but assumed insignificant.

Cost:	**General Fund Revenue Loss**
Fiscal Year 2027:	Indeterminable, assumed insignificant
Fiscal Year 2028:	Indeterminable, assumed insignificant
Fiscal Year 2029:	Indeterminable, assumed insignificant

Prepared by Robert Scoglietti
Office of the Controller General