STATE OF CALIFORNIA
Franchise Tax Board

Quick Reference Guide

California Real Estate Withholding

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If you are a seller, buyer, real estate escrow person (REEP), or qualified intermediary (QI), use this guide to help you complete Form 593, *California Real Estate Withholding Statement,* and Form 593V, *Payment Voucher for Real Estate Withholding.*

For more details, refer to the Form 593 instructions and FTB Publication 1016, *Real Estate Withholding Guidelines.*

To search for forms, go to **ftb.ca.gov/Forms**.

Guide to Complete Form 593

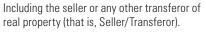|	Traditional Sales with Full Exemption from Withholding	Traditional Sales with Partial Exemption from Withholding	Traditional Sales with No Exemption from Withholding	Installment Sales	Like-Kind Exchanges (Failed, Cash Poor or with Boot)
REMITTER	▶ Complete **Part I**, Remitter Information. ▶ Send Form 593 to seller to complete applicable parts. ▶ Verify Form 593 is complete and accurate. ▶ Enter remitter's name and phone on Side 3. ▶ Provide a copy of Form 593 to seller by due date. ▶ Submit Form 593 to FTB by due date.	▶ Complete **Part I**, Remitter Information. ▶ Send Form 593 to seller to complete applicable parts. ▶ Complete **Part VII**, Escrow or Exchange Information, if applicable. ▶ Verify Form 593 is complete and accurate. ▶ Enter remitter's name and phone on Side 3. ▶ Complete Form 593-V. ▶ If withholding is due, complete Form 593-V. ▶ Provide a copy of Form 593 to seller and QI by due date. ▶ Submit Form 593, Form 593-V, and withholding to FTB by due date.	▶ Complete **Part I**, Remitter Information. ▶ Send Form 593 to seller to complete applicable parts. ▶ Complete **Part VII**, Escrow or Exchange Information. ▶ Verify Form 593 is complete and accurate. ▶ Enter remitter's name and phone on Side 3. ▶ Complete Form 593-V. ▶ Provide a copy of Form 593 to seller by due date. ▶ Submit Form 593, Form 593-V, and withholding to FTB by due date.	▶ Complete **Part I**, Remitter Information. ▶ Send Form 593 to seller to complete applicable parts. ▶ Complete **Part VII**, Escrow or Exchange Information. ▶ Verify Form 593 is complete and accurate. ▶ Enter remitter's name and phone on Side 3. ▶ Complete Form 593-V. ▶ Provide a copy of Form 593 to seller and buyer by due date. ▶ Submit Form 593, Form 593-V, and withholding to FTB by due date.*	▶ Complete **Part I**, Remitter Information.** ▶ Send Form 593 to seller to complete applicable parts. ▶ Complete **Part VII**, Escrow or Exchange Information. ▶ Read perjury statement, select last box to acknowledge a cash poor transaction if applicable, sign and date on Side 3. ▶ Verify Form 593 is complete and accurate. ▶ Enter remitter's name and phone on Side 3. ▶ Complete Form 593-V. ▶ Provide a copy of Form 593 to seller by due date. ▶ Submit Form 593, Form 593-V, and withholding to FTB by due date.
SELLER	▶ Complete **Part II**, Seller/Transferor Information. ▶ Complete **Part III**, Certifications which fully exempt the sale from withholding. Check all boxes that apply. ▶ Complete **Part VI**, Computation, if applicable. ▶ Read perjury statement, select applicable boxes, **sign and date** on Side 3. ▶ Verify Form 593 is complete and accurate. ▶ Return Form 593 to remitter.	▶ Complete **Part II**, Seller/Transferor Information. ▶ Complete **Part IV**, Certifications that may partially or fully exempt the sale from withholding, or if no exemptions apply. Check box 10 or 11 for partial exemption. ▶ Complete **Part VI**, Computation, if applicable. ▶ Read perjury statement, select applicable boxes, **sign and date** on Side 3. ▶ Verify Form 593 is complete and accurate. ▶ Return Form 593 to remitter.	▶ Complete **Part II**, Seller/Transferor Information. ▶ Complete **Part IV**, Certifications that may partially or fully exempt the sale from withholding, or if no exemptions apply. Check box 12 for no exemption. ▶ Complete **Part VI**, Computation, if applicable. ▶ Read perjury statement, select applicable boxes, **sign and date** on Side 3. ▶ Verify Form 593 is complete and accurate. ▶ Return Form 593 to remitter.	▶ Complete **Part II**, Seller/Transferor Information. ▶ Complete **Part IV**, Certifications that may partially or fully exempt the sale from withholding, or if no exemptions apply. Check box 11 for an installment sale. ▶ Complete **Part VI**, Computation, if applicable. ▶ Read perjury statement, select applicable boxes, **sign and date** on Side 3. ▶ Verify Form 593 is complete and accurate. ▶ Return Form 593 to remitter.	▶ Complete **Part II**, Seller/Transferor Information. ▶ Complete **Part IV**, Certifications that may partially or fully exempt the sale from withholding, or if no exemptions apply. Check box 10 for a like-kind exchange. ▶ Read perjury statement, select applicable boxes, **sign and date** on Side 3. ▶ Verify Form 593 is complete and accurate. ▶ Return Form 593 to remitter.
BUYER	NO ACTION REQUIRED	NO ACTION REQUIRED	NO ACTION REQUIRED	▶ Complete **Part V,** Buyer/Transferee Information. ▶ Read Buyer's/Transferee's Acknowledgement to Withhold. ▶ Read perjury statement, select applicable boxes, **sign and date** on Side 3. ▶ For any withholding payments after escrow closes, the buyer becomes the remitter and is required to: • Complete Form 593, and verify it is accurate. • Provide a copy of Form 593 to seller by due date. • Submit a Form 593 and a Form 593-V with each withholding payment to FTB by due date.	NO ACTION REQUIRED

✳ *If initial setup, attach a copy of the promissory note with submission to FTB. Once escrow closes, the buyer will continue to withhold on the seller until the principal portion of the loan has been paid in full. Refer to FTB Publication 1016 for more detail.

**A qualified intermediary (QI) or accommodator is the remitter who facilitates like-kind exchanges.

Seller
Including the seller or any other transferor of real property (that is, Seller/Transferor).

Buyer
Including the buyer or any other transferee of real property (that is, Buyer/Transferee).