Monaco’s FIRPTA Withholding Rate Paradigm

Is the seller foreign?
- No: Close with no withholding
- Yes:
  - Is the property a residence?
    - No: Withhold 15%
    - Yes:
      - Is the buyer an individual(s)?
        - No: Withhold 15%
        - Yes:
          - Will the buyer or member of family reside in property 50% of time it is occupied for first two 12 month periods after acquisition and sign an affidavit to the same?
            - No: Withhold 15%
            - Yes:
              - Is the contract for $300,000 or less?
                - Yes: No withholding
                - No:
                  - Is the contract over $300,000 and up to & including $1,000,000?
                    - Yes: Withhold 10%
                    - No:
                      - For contracts over $1,000,000 withhold 15%

Note: chart is intended as a work aid and basic guidance and not a substitute for legal analysis of a specific transaction. Entities may require a different withholding amount.

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