



DIVISION OF REVENUE AND TAXATION
COMMONWEALTH GOVERNMENT OF THE NORTHERN MARIANA ISLANDS



PAYMENT DEPOSIT FORM 1823
WITHHOLDING ON REAL ESTATE TRANSACTION

See instructions on back before completing this form. Type or print.

20 _____ DLN _____

A. Transferee / Buyer Information	Name	Taxpayer Identification Number/SSN		
	Mailing address			
	City	State	ZIP Code	Telephone no.

B. Transferor / Seller Information	Name	Taxpayer Identification Number/SSN		
	Mailing address			
	City	State	ZIP Code	Telephone no.

C. Commonwealth Recorder's file no. ▶	D. Commonwealth Recorder's file date ▶
E. Date paid by transferee ▶	F. Amount paid by transferee ▶ \$
G. CNMI Chapter 3 Business Gross Revenue Tax deposit ▶ \$	
H. CNMI Chapter 2 Earnings Tax deposit ▶ \$	
I. Add lines G. and H. Pay this amount ▶ \$	

FOR OFFICIAL USE ONLY	
DATE PAID:	RECEIPT NO:

Instructions for Form 1823

Withholding on Real Estate Transaction

For any transfer of a CNMI real property interest, the transferee/buyer shall deduct and withheld the tax for the account of the transferor/seller before any payment of any money or other consideration is made to the transferor. The transferee/buyer shall deposit the tax within ten (10) days of withholding.

Withholding Tax Table

From	To	Tax Rate
0	\$5,000.00	0%
\$5,000.01	\$50,000.00	1.5%
\$50,000.01	\$100,000.00	2.0%
\$100,000.01	\$250,000.00	2.5%
\$250,000.01	\$500,000.00	3.0%
\$500,000.01	\$750,000.00	4.0%
\$750,000.01	And over	5.0%

Withholding Tax Computation Worksheet

1. Gross revenue of a transferee on this transaction. 1 _____
2. Year to date revenue on real estate transactions. 2 _____
3. Tax rate (%) on line 2. 3 _____ %
4. Multiply the amount on line 1 by the tax rate on line 3.
This is the amount to withhold and deposit. **Pay this amount.** ▶ 4 _____

Enter the amount from line 4, above, in Box G if real property is from a business, otherwise, enter the amount in Box H.