

Real Estate News Bulletin

Good News for Sellers and Buyers Congress Approves Tax Credit Extension

The U.S. Senate voted Wednesday to extend and expand the popular first-time homebuyer tax credit. The measure cleared the chamber with a vote of 98 to 0. The House of Representatives approved the bill today, Thursday, November 5, 2009.



The \$8,000 tax break for first-time buyers, which was set to expire at the end of this month, would continue until April 30, 2010. Buyers need to be undercontract by April 30, 2010, but have another 60-day cushion beyond the end of April to complete the closing. The measure also removes the first-time-only stipulation, opening the benefit up to existing homeowners who've lived in their current residence for at least five years but want to relocate to a new primary residence. The incentive amount for those buyers is \$6,500.

The income limits for both first-time buyers and existing homeowners would be \$125,000 for individuals and \$225,000 for couples - up significantly from the current first-time buyer thresholds of \$75,000 per individual and \$150,000 per couple.

The tax break would only be offered on homes priced at \$800,000 or less, and beneficiaries who sell the home or stop using it as their primary residence within three years would be required to repay the credit.

This is good news for Buyers and Sellers. Sellers who have been waiting for a better market could benefit by considering the \$6,500 tax credit as an incentive to make a deal with Buyers.

Being your advocate in a real estate purchase is always my pleasure. Give me a call if you have any questions about real estate in the Evergreen-Conifer-Golden-Morrison area.

Sincerely,

Margaret Stapleton
www.ColoradosRealEstate