

TitleOne Exchange

1031 Deadlines



DEADLINES ARE ESSENTIAL TO ANY 1031 EXCHANGE. MOST IMPORTANT TWO!

45-Day Identification Period

From the day the deed records on the sale of your relinquished property you have 45 days to identify any replacement properties you plan to purchase.

For example, if the deed for your relinquished property records on January 3rd, you must identify potential replacement properties by February 17th.

180-Day Exchange Period

From the day the deed records on the sale of your relinquished property, you have 180 days to close on replacement properties.

For example, if the deed for your relinquished property records on January 3rd, the purchase of any replacement properties must be completed by July 2nd.

OTHER IMPORTANT CONSIDERATIONS FOR YOUR 1031 EXCHANGE:

If an identification form has been submitted, the only way to withdraw funds from your exchange is to close on identified properties or wait for the expiration of the full 180-day exchange period.

Some exchangors may choose not to identify if they do not find a suitable property.

If the 45-day identification period ends and no potential replacement properties were identified, the exchange closes and funds are returned to the exchangor as taxable boot.

