

**Recapture of Federal Mortgage Subsidy**

(Rev. November 2024)

**Attach to your tax return.**

Department of the Treasury  
Internal Revenue Service

**Go to [www.irs.gov/Form8828](http://www.irs.gov/Form8828) for instructions and the latest information.**

Attachment  
Sequence No. **64**

Name(s)

Social security number (as shown on page 1 of your tax return)

**Part I Description of Home Subject to Federally Subsidized Debt**

**1** Address of property (number and street, city or town, state, and ZIP code)

**2** Check the box that describes the type of federal subsidy you had on the loan for your home.

- a**  Mortgage loan from the proceeds of a tax-exempt bond
- b**  Mortgage credit certificate

**Note.** If neither box applies, you are not subject to recapture tax on the sale or other disposition of your home. **Do not** complete this form.

**3** Name of the bond or certificate issuer  
State Political subdivision (city, county, etc.) Agency, if any

**4** Name and address of original lending institution

**5** Date of closing of the original loan  
Month Day Year

**Note.** If the date of closing of the loan was before January 1, 1991, recapture tax does not apply. **Do not** complete this form. If you (1) checked the box on line 2b (mortgage credit certificate), (2) refinanced your home, and (3) received a reissued mortgage credit certificate, see **Refinancing your home** on page 1 of the instructions.

**6** Date of sale or other disposition of your interest in the home  
Month Day Year

**7** Number of years and full months between original closing date (line 5) and date of sale or disposition (line 6):  
Years Full months

**8** Date of full repayment of the original loan including a refinancing other than one for which a replacement mortgage credit certificate was issued (see instructions)  
Month Day Year

**Part II Computation of Recapture Tax**

|           |   |           |   |
|-----------|---|-----------|---|
| <b>9</b>  | Sales price of your interest in the home sold or disposed of (see instructions)   | <b>9</b>  |   |
| <b>10</b> | Expenses of sale. Include sales commissions, advertising, legal fees, etc.  | <b>10</b> |   |
| <b>11</b> | Amount realized. Subtract line 10 from line 9   | <b>11</b> |   |
| <b>12</b> | Adjusted basis of your interest in the home sold or disposed of (see instructions)  | <b>12</b> |   |
| <b>13</b> | Gain or (loss) from sale or disposition. Subtract line 12 from line 11. If a loss, <b>stop</b> here and attach this form to your Form 1040. You <b>do not</b> owe recapture tax                             | <b>13</b> |   |
| <b>14</b> | Multiply line 13 by 50% (.50)   | <b>14</b> |   |
| <b>15</b> | Modified adjusted gross income (see instructions)   | <b>15</b> |   |
| <b>16</b> | Adjusted qualifying income (see instructions)   | <b>16</b> |   |
| <b>17</b> | Subtract line 16 from line 15. If zero or less, <b>stop</b> here and attach this form to your Form 1040. You <b>do not</b> owe recapture tax  | <b>17</b> |   |
| <b>18</b> | Income percentage. If the amount on line 17 is \$5,000 or more, enter "100." Otherwise, divide the amount on line 17 by \$5,000 and enter the result as a percentage. Round to the nearest whole percentage | <b>18</b> | % |
| <b>19</b> | Federally subsidized amount (see instructions)  | <b>19</b> |   |
| <b>20</b> | Holding period percentage (see instructions)  | <b>20</b> | % |
| <b>21</b> | Multiply line 19 by the percentage on line 20   | <b>21</b> |   |
| <b>22</b> | Recapture amount. Multiply line 21 by the percentage on line 18   | <b>22</b> |   |
| <b>23</b> | Tax. Enter the <b>smaller</b> of line 14 or line 22. Also, include this amount on Schedule 2 (Form 1040), line 17b  | <b>23</b> |   |