

The income limits in this booklet are effective for Mortgage Credit Certificates (MCC) issued on or after June 09, 2022

Introduction

Due to federal tax regulations, mortgage loans closed on proceeds from a tax-exempt bond or Mortgage Credit Certificates that are issued after January 1, 1991, are subject to federal recapture tax when you sell your home. This booklet is provided to you so that when it's time to sell your home, you have the information you need to determine 1) whether the tax applies to you, and 2) the amount of the tax. *This information should be kept in a safe place with your other mortgage documents and important papers.*

The federal recapture tax may also apply if you dispose of your home in some other way. Any references in this notice to the "sale" of your home also includes other ways of disposing of your home. For instance, you may owe the recapture tax if you give your home to a relative.

Exceptions

No federal recapture tax is due if one of the following situations occur:

- You dispose of your home later than nine years after you close your mortgage loan;
- Your home is disposed of as a result of your death;
- You transfer your home either to your spouse or to your former spouse incident to divorce and you have no gain or loss included in your income under section 1041 of the Internal Revenue Code;
- You dispose of your home at a loss;
- Your modified adjusted gross income in the taxable year in which you sell your home is less than the Adjusted Qualifying Income for that year.

Maximum Recapture Tax

The maximum recapture tax that you may be required to pay as an addition to your federal income tax is calculated by multiplying your original loan amount by 6.25%. In other words:

$$\begin{array}{rcl}
 \$ \underline{\hspace{2cm}} & \times .0625 = & \$ \underline{\hspace{2cm}} \\
 \text{Your Original Loan Amount} & \text{times .0625 equals your} & \text{Maximum Federal Recapture Tax}
 \end{array}$$

This is your federally subsidized amount with respect to the loan. *This is the highest tax amount that you would ever be required to pay.*

Actual Recapture Tax

The actual federal recapture tax, if any, can only be determined when you sell your home. The amount of the federal recapture tax is based on the lesser of 1) 50% of the gain on sale of your home, regardless of whether you have to include that gain in your income for federal income tax purposes, or 2) the federal recapture amount determined by completing IRS Tax Form 8828.

Limitations and Special Rules on Recapture Tax

1. If you give away your home (other than to your spouse or ex-spouse incident to divorce), you must determine your Actual Recapture Tax as if you had sold your home for its fair market value.

2. If your home is destroyed by fire, storm, flood, or other casualty, there generally is no recapture tax if, within two years, you purchase additional property for use as your principal residence on the site of the home financed with your original subsidized mortgage loan.
3. In general, except as provided in future regulations, if two or more persons own a home and are jointly liable for the mortgage, the actual recapture tax is determined separately for them based on their interests in the home.
4. If you repay your loan in full during the nine year recapture period and you sell your home during this period, your holding period percentage may be reduced under the special rule in section 143(m)(4)(C)(ii) of the Internal Revenue Code.
5. Other special rules may apply in particular circumstances. You may wish to consult with a tax advisor or the local office of the Internal Revenue Service when you sell or otherwise dispose of your home to determine the amount, if any, of your actual federal recapture tax. See section 143(m) of the Internal Revenue Code.

How to Use this Table

1. Choose the HOLDING PERIOD column based on how many years since you bought your home. Year 1 begins on your closing date. For example, if you closed on your home on June 1, 2008, Year 1 is from June 1, 2008 through May 31, 2009. Year 2 is from June 1, 2009 through May 31, 2010, and so on.
2. Get the HOLDING PERIOD PERCENTAGE from your HOLDING PERIOD column.
3. Choose the FAMILY SIZE column based on the number of persons in your household at the time you sell your home.
4. Obtain the ADJUSTED QUALIFYING INCOME by reading across your county line to the correct HOLDING PERIOD column. If there are two lines of figures for your county, choose the target (T) or non-target (N) line for your county based on whether your home is in a target or non-target area.

Completing IRS Form 8828-Recapture of Federal Mortgage Subsidy

1. The type of federal subsidy used to fund your mortgage loan is 2b - Mortgage credit certificate.
2. The name of the bond or mortgage certificate issuer is Wisconsin Housing and Economic Development Authority.

Effective 06/09/22

Holding Period	Year 1	Year 1	Year 2	Year 2	Year 3	Year 3	Year 4	Year 4	Year 5	Year 5
Holding Period Percentage	20%	20%	40%	40%	60%	60%	80%	80%	100%	100%
Family Size	1-2	3+	1-2	3+	1-2	3+	1-2	3+	1-2	3+
ADAMS	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
ASHLAND (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
BARRON (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
BAYFIELD (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
BROWN (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
BROWN (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
BUFFALO	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
BURNETT (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
CALUMET	100,485	115,558	105,509	121,336	110,784	127,403	116,323	133,773	122,139	140,462
CHIPPEWA	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
CLARK (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
COLUMBIA	97,125	111,694	101,981	117,279	107,080	123,143	112,434	129,300	118,056	135,765
CRAWFORD (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
DANE (N)	121,065	139,225	127,118	146,186	133,474	153,495	140,148	161,170	147,155	169,229
DANE (T)	145,278	169,491	152,542	177,966	160,169	186,864	168,177	196,207	176,586	206,017
DODGE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
DOOR	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
DOUGLAS (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
DOUGLAS (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
DUNN (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
EAU CLAIRE (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
EAU CLAIRE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
EAU CLAIRE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
FLORENCE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
FOND DU LAC (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
FOREST	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
GRANT	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
GREEN	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
GREEN LAKE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
IOWA	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
IRON (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
JACKSON (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
JEFFERSON	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
JUNEAU (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
KENOSHA (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
KENOSHA (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
KEWAUNEE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
LA CROSSE (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
LA CROSSE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
LAFAYETTE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
LANGLADE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
LINCOLN	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
MANITOWOC	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
MARATHON (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
MARATHON (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
MARINETTE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
MARQUETTE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
MENOMINEE (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
MENOMINEE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
MILWAUKEE (N)	99,120	113,988	104,076	119,687	109,280	125,671	114,744	131,955	120,481	138,553
MILWAUKEE (T)	118,944	138,768	124,891	145,706	131,136	152,991	137,693	160,641	144,578	168,673
MONROE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563

Effective 06/09/22

Holding Period	Year 1	Year 1	Year 2	Year 2	Year 3	Year 3	Year 4	Year 4	Year 5	Year 5
Holding Period Percentage	20%	20%	40%	40%	60%	60%	80%	80%	100%	100%
Family Size	1-2	3+	1-2	3+	1-2	3+	1-2	3+	1-2	3+
OCONTO (N)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
ONEIDA	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
OUTAGAMIE	100,485	115,558	105,509	121,336	110,784	127,403	116,323	133,773	122,139	140,462
OZAUKEE	99,120	113,988	104,076	119,687	109,280	125,671	114,744	131,955	120,481	138,553
PEPIN	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
PIERCE	123,165	141,640	129,323	148,722	135,789	156,158	142,578	163,966	149,707	172,164
POLK (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
POLK (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
PORTAGE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
PRICE	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
RACINE (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
RACINE (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
RICHLAND	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
ROCK (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
ROCK (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
ROCK (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
RUSK (N)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
ST. CROIX	123,165	141,640	129,323	148,722	135,789	156,158	142,578	163,966	149,707	172,164
SAUK	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
SAWYER (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
SHAWANO	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
SHEBOYGAN (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
SHEBOYGAN (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
TAYLOR	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
TREMPEALEAU (N)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
VERNON (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
VERNON (T)	114,660	133,770	120,393	140,459	126,413	147,482	132,734	154,856	139,371	162,599
VILAS	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
WALWORTH	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
WASHBURN	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
WASHINGTON	99,120	113,988	104,076	119,687	109,280	125,671	114,744	131,955	120,481	138,553
WAUKESHA (N)	99,120	113,988	104,076	119,687	109,280	125,671	114,744	131,955	120,481	138,553
WAUKESHA (T)	118,944	138,768	124,891	145,706	131,136	152,991	137,693	160,641	144,578	168,673
WAUPACA	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
WAUSHARA	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
WINNEBAGO (N)	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563
WOOD	95,550	109,883	100,328	115,377	105,344	121,146	110,611	127,203	116,142	133,563

Effective 06/09/22

Holding Period	Year 6	Year 6	Year 7	Year 7	Year 8	Year 8	Year 9	Year 9
Holding Period Percentage	80%	80%	60%	60%	40%	40%	20%	20%
Family Size	1-2	3+	1-2	3+	1-2	3+	1-2	3+
ADAMS	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
ASHLAND (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
BARRON (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
BAYFIELD (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
BROWN (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
BROWN (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
BUFFALO	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
BURNETT (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
CALUMET	128,246	147,485	134,658	154,859	141,391	162,602	148,461	170,732
CHIPPEWA	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
CLARK (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
COLUMBIA	123,959	142,553	130,157	149,681	136,665	157,165	143,498	165,023
CRAWFORD (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
DANE (N)	154,513	177,690	162,239	186,575	170,351	195,904	178,869	205,699
DANE (T)	185,415	216,318	194,686	227,134	204,420	238,491	214,641	250,416
DODGE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
DOOR	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
DOUGLAS (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
DOUGLAS (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
DUNN (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
EAU CLAIRE (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
EAU CLAIRE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
EAU CLAIRE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
FLORENCE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
FOND DU LAC (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
FOREST	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
GRANT	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
GREEN	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
GREEN LAKE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
IOWA	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
IRON (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
JACKSON (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
JEFFERSON	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
JUNEAU (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
KENOSHA (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
KENOSHA (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
KEWAUNEE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
LA CROSSE (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
LA CROSSE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
LAFAYETTE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
LANGLADE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
LINCOLN	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
MANITOWOC	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
MARATHON (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
MARATHON (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
MARINETTE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
MARQUETTE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
MENOMINEE (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
MENOMINEE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
MILWAUKEE (N)	126,505	145,481	132,830	152,755	139,472	160,393	146,446	168,413
MILWAUKEE (T)	151,807	177,107	159,397	185,962	167,367	195,260	175,735	205,023
MONROE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347

Effective 06/9/2022								
Holding Period	Year 6	Year 6	Year 7	Year 7	Year 8	Year 8	Year 9	Year 9
Holding Period Percentage	80%	80%	60%	60%	40%	40%	20%	20%
Family Size	1-2	3+	1-2	3+	1-2	3+	1-2	3+
OCONTO (N)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
ONEIDA	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
OUTAGAMIE	128,246	147,485	134,658	154,859	141,391	162,602	148,461	170,732
OZAUKEE	126,505	145,481	132,830	152,755	139,472	160,393	146,446	168,413
PEPIN	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
PIERCE	157,192	180,772	165,052	189,811	173,305	199,302	181,970	209,267
POLK (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
POLK (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
PORTAGE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
PRICE	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
RACINE (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
RACINE (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
RICHLAND	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
ROCK (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
ROCK (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
ROCK (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
RUSK (N)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
ST. CROIX	157,192	180,772	165,052	189,811	173,305	199,302	181,970	209,267
SAUK	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
SAWYER (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
SHAWANO	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
SHEBOYGAN (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
SHEBOYGAN (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
TAYLOR	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
TREMPEALEAU (N)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
VERNON (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
VERNON (T)	146,340	170,729	153,657	179,265	161,340	188,228	169,407	197,639
VILAS	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
WALWORTH	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
WASHBURN	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
WASHINGTON	126,505	145,481	132,830	152,755	139,472	160,393	146,446	168,413
WAUKESHA (N)	126,505	145,481	132,830	152,755	139,472	160,393	146,446	168,413
WAUKESHA (T)	151,807	177,107	159,397	185,962	167,367	195,260	175,735	205,023
WAUPACA	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
WAUSHARA	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
WINNEBAGO (N)	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347
WOOD	121,949	140,241	128,046	147,253	134,448	154,616	141,170	162,347