

Form OR-24

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Oregon Department of Revenue



Office use only
Date received

Oregon Like-Kind Exchanges/Involuntary Conversions

Submit original form—do not submit photocopy

Form fields: Taxpayer first name, Initial, Taxpayer last name, Social Security number (SSN), Entity name (if not an individual), Federal employer identification number (FEIN), Taxpayer street address, City, State, ZIP code

For tax year

Empty box for tax year

Use this form only to report the exchange of business and investment property in Oregon for property outside Oregon when you defer gain on an exchange of like-kind property under Internal Revenue Code sections 1031 or 1033. Don't use this form for personal-use property such as the vehicle you use for transportation. Don't use this form when exchanging property in Oregon for other property in Oregon. You must file this form for the tax year that you transferred property to another party in a like-kind exchange and annually thereafter until the disposition of the like-kind property. If you made more than one like-kind exchange, report each exchange on a separate form.

Individual filers: Include this form with your Oregon income tax return and check the box "Form OR-24."

Corporate filers: Include this form with your Oregon corporation return (Form OR-20, OR-20-INC, or OR-20-S) and check the box "Form OR-24."

Partnership filers: Include this form with your Oregon partnership return, Form OR-65, and check the box "Form OR-24 is included."

Trust/estate filers: Include this form with your Oregon fiduciary return, Form OR-41, and check the box "Form OR-24 is included."

If you don't have a filing requirement for Oregon, you may submit this form using Revenue Online at www.oregon.gov/dor by logging in to your account. If you don't have an account, you may be able to create one, but you must have filed an Oregon return previously to be able to do so.

Do you have questions or need help?

www.oregon.gov/dor (503) 378-4988 or (800) 356-4222 questions.dor@oregon.gov

Contact us for ADA accommodations or assistance in other languages.

Provide the following information on the like-kind exchange:

1. Address (if applicable) and description of the Oregon property given up.

Form fields: Address, City, State, ZIP code

Description

2. Address (if applicable) and description of the property received.

Form fields: Address, City, State, ZIP code

Description

3. Month, day, and year you actually transferred your Oregon property to the other party.....3. [Date box]
4. Month, day, and year you actually received the property from the other party.....4. [Date box]

5. Realized gain (or loss) on Oregon property from line 19 or line 32 of federal Form 8824.....5. [Amount box] .00
6. Recognized gain on Oregon property from line 23 or line 36 of federal Form 88246. [Amount box] .00
7. Deferred gain (or loss) on Oregon property from line 24 or line 37 of federal Form 88247. [Amount box] .00

Remember: The deferred gain (or loss) must be reported to Oregon upon the disposition of the replacement property.

—Include this form with your Oregon return each year until the disposition of the like-kind property, and the gain or loss is reported.—