1031 Exchange Timelines

Day 0

Closing of relinquished property

Day 1

Day after closing

Day 45

Identify replacement property

Day 180*

Close on replacement property

**Must close by earlier of 180 days from the relinquished property closing or the due date of filing federal income tax return with extensions. No extensions – even if deadline is a Saturday, Sunday or legal holiday*

Not intended as tax advice. Please consult with your tax advisor or exchange company.

MONEY LAW & TITLE

OFFICE 903.454.4500
Orders@moneylaw.com
www.moneylaw.com

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