



OPERATING, UTILITY-LEASED REAL PROPERTY

DUE DATE: February 15th

Wisconsin Department of Revenue
Manufacturing & Utility Bureau
2135 Rimrock Road MS 6-97
Madison WI 53713

Forms and related publications
are available on our website at
www.revenue.wi.gov

Phone: (608) 266-8162

Fax: (608) 264-6887

E-Mail: utility@revenue.wi.gov

(Name of Utility, Railroad, Airline, Pipeline)

has **LEASED REAL PROPERTY**, as of January 1, _____;

Located in the ☐ Town
☐ Village of _____, _____ County
☐ City

Utility Leases From: (Property Owner)

Name _____

Address _____

The Leased
Property is
(check one):

☐ Land Only

☐ Land & Improv.

Leased Property Street Address:

Utility Use: Sq. Footage/or % of Total Structure

LAND		IMPROV.	
<input type="checkbox"/> Acres	<input type="checkbox"/> Percent (%)	<input type="checkbox"/> Square Feet	<input type="checkbox"/> Percent (%)

TAX PARCEL

LAND		IMPROV.	
<input type="checkbox"/> Acres	<input type="checkbox"/> Percent (%)	<input type="checkbox"/> Square Feet	<input type="checkbox"/> Percent (%)

Annual Rental Paid _____

Lease Inception Date _____ Term _____

Lease Termination Date _____

Comments:

Prepared By _____

Telephone No. () - _____

Fax No. () - _____

Email _____

AUTHORITY: Sec. 76.23 and 76.28(9), Wis. Stats.

If a general structure is used and useful in part in the operation of the business of those companies in this state and in part for nonoperating purposes, the taxes or license fees imposed under Chapter 76 are in place of the percentage of all other taxes on the property that fairly measures and represents the extent of the use and usefulness in the operation of the business of those companies in this state, and the balance is subject to local assessment and taxation, except that the entire general structure is subject to special assessments for local improvements.

☐ Utility

☐ Manufacturing & Utility Bureau

☐ Local Assessor

☐ Lessor

Instructions for Completing Form UT-149

Operating Utility Leased

Real Property

Filers

All property owned and leased by public service corporations and used in their operations is subject to state assessment under Chapter 76 of the Wisconsin Statutes. Form UT-149, "Leased Real Property," is provided to coordinate the reporting of property leased to such corporations. It is particularly important in controlling the assessment of "dual-use property", subject to both Ch. 70 and Ch. 76 jurisdiction (for part non-utility and part utility use).

Filing Requirements

If real property is leased and used in the operations of the utility, complete a form UT-149 by February 15.

Failure to report leased real property to the local assessor may result in such property being taxed both locally and under Chapter 76.

It is the corporation's obligation to prevent this from happening. Go to the following site for the name and address of the local assessor for the property being listed.

www.revenue.wi.gov/training/assess/assrlist.pdf
(Wisconsin Municipal Assessor List)

Complete a UT-149 for new leases and newly cancelled leases by the due date. Obtain a 30-day extension for filing, by electronically applying for an extension before the due date at:

www.revenue.wi.gov/ust/index.html

Please note: each property that is leased and reported to the Department of Revenue (DOR) must have the tax parcel I.D. number.

This number can be obtained from the property owner or from the local assessor. Any form filed without this number will be returned for completion.

- (1) Copy to the lessor,
- (2) Copy to the Local Assessor, find the local assessor at www.revenue.wi.gov/training/assess/assrlist.pdf **(Wisconsin Municipal Assessor List)**
- (3) Copy to the Department of Revenue, Manufacturing & Utility Bureau
2135 Rimrock Road MS 6-97
Madison WI 53713
- (4) Keep a copy for the corporation's records.

For taxpayers that have previously submitted UT-149 forms, a listing of the reported properties will be sent with the October billing notice. Please update this list with respect to any changes or cancellations of leases that have occurred, including the tax parcel I.D. number and return the listing to DOR by the due date.

List these properties in the appropriate section of the annual report filed for gross revenues or ad valorem tax purposes.

For any questions regarding this report, please call 608-266-8162 or e-mail utility@revenue.wi.gov.