FinCEN
REQUIRED REAL ESTATE REPORT

Under a new federal requirement, all settlement and title offices nationwide are required to collect information and file a mandatory FinCEN Real Estate Report whenever a residential property is transferred without financing and the buyer is an entity or trust. This is a common new report with nearly one million estimated filings per year across the U.S. for transactions that close after March 1, 2026.

There is no minimum price threshold for this rule. It applies to gifts, no-consideration transfers, and all qualifying transactions. We handle this process for you. Before closing, we collect the required information through a secure form or encrypted link, and we prepare and submit the filing on your behalf. You simply certify that the information you provide is accurate and complete, as required by federal law.

If the buyer is an entity (such as an LLC or Corporation):

- Identify every individual who exercises substantial control or owns or controls at least 25% of the entity.
- If no one meets the 25% ownership threshold, at least one individual with significant managerial control must be identified.
- When an owner is another legal entity, you must disclose the natural persons who own or control that entity.

If the buyer is a trust:

- Identify all trustees.
- Identify all beneficiaries who can demand a distribution or withdraw substantially all trust assets.
- Identify all grantors or settlors who have the right to revoke the trust.
- If a trustee is a legal entity, its beneficial owners must also be provided.

Information is also required for any seller in these transactions, including their identifying tax number.

For all required parties, we collect the basics:

- Legal Name
- Date of Birth
- Residential Address
- Taxpayer ID and Payment Account Information (where required)
- Identifying Documents for Verification

INSURED TITLES

1724 FAIRVIEW
MISSOULA, MT 59801
406.728.7900

44 4TH STREET WEST
KALISPELL, MT 59901
406.755.5028

435 GRAND DRIVE
BIGFORK, MT 59911
406.837.5144

401 BAKER AVENUE, SUITE C
WHITEFISH, MT 59937
406.862.1761

INSUREDTITLES.COM

Information provided by FincenRealEstateReport.com.
Insured Titles makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions 10/2025