1031 Exchange Timeline Checklist

Day 0:

Close on the sale of your relinquished property.

Within 45 Days:

Identify up to three potential replacement properties (must be in writing to the QI).

Tip:

You can identify more than three properties only if the total value does not exceed 200% of the relinquished property.

By Day 180:

Close on one or more of the identified replacement properties.

Important:

The 180-day deadline runs concurrently with the 45-day identification window.

Note:

Deadlines are strict and not extendable, even if the 180th day falls on a weekend or holiday.

Ongoing:

Ensure title and vesting remain consistent between sale and purchase.

Best Practice:

Work with a Qualified Intermediary (QI) from the beginning-do not take possession of proceeds.

Tax Filing:

File Form 8824 with your federal income tax return for the year the exchange began.