

# Guide to FinCEN Real Estate Reporting Requirement

(for closings after 3/1/2026)



## New FinCEN Reporting Requirements Effective for Certain Residential Closings After March 1, 2026

Beginning March 1, 2026, federal law requires additional reporting for certain residential real estate purchases involving trusts or entities and paying cash or using non-traditional financing.

Most traditional, mortgage-financed purchases will not have to be reported.

## When Does This Apply?

Reporting is generally required when:

- Residential property is purchased, including 1 to 4 family properties and land that is ever intended to be developed for residential purposes
- The buyer is a trust or entity, including LLCs, corporations and partnerships
- The purchase is made without a traditional bank mortgage (cash or private financing)

Purchases made in individual name(s) with conventional financing typically do not require reporting.

## What Information is Required?

The closing attorney, as the designated reporting person, must collect entity or trust details including:

- Personal information for all beneficial owners, including those with ownership or control
  - Social Security Numbers and EINs
  - Bank account information for all funds used for the purchase including broker bank account information if broker is holding the earnest money
  - Limited identifying information from sellers
- All required information must be provided and certified prior to closing by the buyer and seller.

## How You Can Help

**Buyers using entities or trusts** should plan ahead and be prepared to provide ownership and banking information.

**Real estate professionals** should identify reportable transactions early to avoid closing delays. Early communication helps ensure a smooth closing.

[Additional Information](#)

Contact BBGA:  
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