

**NOTICE OF RECAPTURE REQUIREMENT**

**TARGETED AREAS**

**(To be delivered to each person who receives a mortgage loan no later than 90 days after the settlement date for the mortgage loan.)**

If you dispose of any interest in your house at any time before the ninth anniversary of the date you enter into the loan to buy it, the Internal Revenue Code may require you to pay the federal government a portion of the gain you realize. The amount you will be required to pay, if any, will be added to your federal income taxes for that year and will equal the lesser of (a) the "recapture amount" or (b) 50 percent of the gain. The "recapture amount" is your "federally-subsidized amount" multiplied by the applicable "holding period percentage" and then multiplied again by the applicable "income percentage". The "federally-subsidized amount" is equal to 6.25 percent of the original loan amount; thus, the "federally-subsidized amount" of your loan is \$\_\_\_\_\_ (i.e., your original loan amount multiplied by .0625). The "holding period percentage" changes from year to year but never exceeds 100% (see the attached chart). The "income percentage" depends upon your income at the time of the disposition. It also cannot exceed 100%. Thus, the "recapture amount" can never exceed the "federally-subsidized amount" shown above. Even if you are not required to pay anything to the federal government, you will have to file the Internal Revenue Service Recapture Form (Form 8828) with your federal income tax return for the year of the disposition of an interest in your house.

Attached to this notice is the "adjusted qualifying income" for each category of family size for each year of the nine-year period beginning on the date of your financing. You will need these figures to complete the Form 8828. The above information is not complete or detailed. It is your responsibility to obtain the appropriate Internal Revenue Service forms and complete instructions at the time you sell, transfer, or dispose of your house.

I have read the above Notice and acknowledge that I have received information as to the federally subsidized loan amount, the holding period percentages, and the income limits for family size for each of the nine years the recapture tax may apply. I also acknowledge that I understand that I am responsible for computing and paying any recapture tax which I may owe and that I will not receive any additional information from the Alaska Housing Finance Corporation.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Retain this information for your tax records**



### Recapture Chart

FEDERAL INCOME LIMITS - ALASKA

For use with Recapture Provision (1.05^n) of the current Internal Revenue Code  
based on information provided by HUD Federal Income Guidelines released **06/01/2026**

AHFC Form #PRG-46T

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#### TARGETED AREAS

AREA		Less than 1 year	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years
Anchorage MSA	1-2 person	\$ 162,120.00	\$ 170,226.00	\$ 178,737.30	\$ 187,674.17	\$ 197,057.87	\$ 206,910.77	\$ 217,256.31	\$ 228,119.12	\$ 239,525.08
	3 or more	\$ 189,140.00	\$ 198,597.00	\$ 208,526.85	\$ 218,953.19	\$ 229,900.85	\$ 241,395.89	\$ 253,465.69	\$ 266,138.97	\$ 279,445.92
Bethel Census Area	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
Kuslivak Census Area	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
Matanuska-Susitna Borough	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
Nome Census Area	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
Northwest Arctic Borough	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
Southeast Fairbanks Census Area	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
Yukon Koyukuk Census Area	1-2 person	\$ 144,360.00	\$ 151,578.00	\$ 159,156.90	\$ 167,114.75	\$ 175,470.48	\$ 184,244.01	\$ 193,456.21	\$ 203,129.02	\$ 213,285.47
	3 or more	\$ 168,420.00	\$ 176,841.00	\$ 185,683.05	\$ 194,967.20	\$ 204,715.56	\$ 214,951.34	\$ 225,698.91	\$ 236,983.85	\$ 248,833.05
<u>Holding Period Percentages</u>		20	40	60	80	100	80	60	40	20

Figures based on state median income or area median income, whichever is greater.  
Number of persons in family and income is as of date of sale or transfer of house.

Effective **06/01/2026**