Legal Watch

REVENUE MEMORANDUM CIRCULAR NO. 75-2026

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Agency Name

Bureau of Internal Revenue (BIR)

Issuance Title

Frequently Asked Questions Relative to the Application for One-Time Transaction (ONETT) Computation Sheet (OCS) and Electronic Certificate Authorizing Registration (eCAR) of Properties

Issuance Date

8 July 2026

Link

https://bir-cdn.bir.gov.ph/BIR/pdf/RMC%20No.%2075-2026_Redacted.pdf

SUMMARY

This Circular provides consolidated guidance on the filing, documentary requirements, tax computation, processing, and issuance of the ONETT Computation Sheet (OCS) and eCAR.

Filing and Payment. ONETT-related tax returns must generally be filed electronically pursuant to the Ease of Paying Taxes Act. Manual filing is allowed only when the BIR's electronic filing platforms are unavailable. Taxes may be paid electronically or manually through any Authorized Agent Bank, except that taxpayers enrolled in the Electronic Filing and Payment System must generally pay through the eFPS.

Place of Filing. The OCS and eCAR must be processed by the BIR office having jurisdiction over the transaction, regardless of where the tax return was filed or the tax was paid.

Documentary requirements. Applicants must present the original or certified true copies of the prescribed documents for verification. Applications with incomplete documentary requirements will not be accepted, although the taxpayer will be furnished a checklist identifying the documents that remain to be submitted.

Processing Period. The OCS must be processed within three working days for simple transactions, seven working days for complex transactions, and twenty working days for estate transactions classified as highly technical. The eCAR must generally be processed within seven working days.

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Simple transactions refer to transfers involving not more than three (3) properties or types of shares, properties, or stock certificates where all parties have valid TINs and no ocular inspection is required. Complex transactions include transfers involving more than three (3) properties or types of shares, or those requiring ocular inspection or further verification. Highly technical transactions refer to estate tax cases and transfers involving more than twenty (20) stock certificates, properties, or parties.

Manually Issued CARs. Manually issued CARs that have not yet been presented to the Registry of Deeds are no longer valid and must be replaced by an eCAR issued by the BIR office that previously processed the CAR. Existing eCARs generated through the BIR eCAR System remain valid and no longer require revalidation.

Buyer's Assumption of CGT. When the buyer agrees to assume the seller's capital gains tax, the amount of the CGT is not added to the stated selling price for purposes of determining the tax base. The computation shall be whichever is higher between the selling price, fair market value (FMV) or zonal value as determined by the Commissioner of Internal Revenue or the FMV as shown in the schedule of values of the Provincial or City Assessor until superseded by the values provided under the Schedule of Market Values, or the actual gross selling price in consideration, as stated in real property transaction documents, whichever higher.

This circular further discusses rules for installment sales, estate tax matters, TIN requirements, and ocular inspections in relation to processing of eCAR.