

PROPERTY TRANSFER  
TAX RETURN

**Freedom of Information and Protection of Privacy Act (FOIPPA)** - The personal information on this form is collected for the purpose of administering the *Property Transfer Tax Act* under the authority of section 26(a) of the FOIPPA. Questions about the collection or use of this information can be directed to the Director, Property Transfer Tax, PO Box 9427 Stn Prov Govt, Victoria, BC V8W 9V1 (telephone: Victoria at 250 387-0604 or toll-free at 1 888 355-2700).

Is this a transfer of a bare trust? YES ☐ NO ☐

Are you claiming an exemption:

**A. PURCHASER / TRANSFEREE – List all purchasers acquiring an interest in the property with this transaction**

**Purchaser 1** Individual ☐ Corporation ☐ Other ☐

Last name / Corporation name

Address (Apt. No., Street No./Name, PO Box, RR)

First name

Initial

City

Province/Territory/State

Birth date YYYY / MM / DD

Social Insurance Number

Postal/Zip code

Country

Are you applying for the first time home buyers' or newly built home exemption? YES ☐ NO ☐

Previous address for the last two years (Apt. No., Street No./Name, PO Box, RR)

Percentage interest acquired %

City

Province/Territory/State

On the date of registration, are you a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act* (Canada)? YES ☐ NO ☐

Postal/Zip code

Country

Country of citizenship

If you have not continuously resided in BC for at least one year prior to the registration date, list any two years that you filed income tax returns as a BC resident during the six years before the date of registration.

**Purchaser 2** Individual ☐ Corporation ☐ Other ☐

Last name / Corporation name

Address (Apt. No., Street No./Name, PO Box, RR)

First name

Initial

City

Province/Territory/State

Birth date YYYY / MM / DD

Social Insurance Number

Postal/Zip code

Country

Are you applying for the first time home buyers' or newly built home exemption? YES ☐ NO ☐

Previous address for the last two years (Apt. No., Street No./Name, PO Box, RR)

Percentage interest acquired %

City

Province/Territory/State

On the date of registration, are you a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act* (Canada)? YES ☐ NO ☐

Postal/Zip code

Country

Country of citizenship

If you have not continuously resided in BC for at least one year prior to the registration date, list any two years that you filed income tax returns as a BC resident during the six years before the date of registration.

**B. CONTACT NAME AND MAILING ADDRESS (if different)**

Contact name

Mailing address (Apt. No., Street No./Name, PO Box, RR)

City Province/Territory/State

Postal/Zip code Country

Telephone number

**C. VENDOR / TRANSFEROR**

Last name / Corporation name

First name Initial

Last name / Corporation name

First name Initial

**D. DESCRIPTION OF PROPERTY AND TRANSFER**

1. Date of completion of transaction

YYYY / MM / DD

Date of interim agreement or contract

YYYY / MM / DD

2. Transfer of

3. Property type

4. Transaction type

5. Parcel Identifier Number (PID)

6. Legal description

7. Civic address of property

Municipality

8. What percentage interest in this property is being transferred in this transaction? %

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**E. TERMS**

- |  |    |
|--|----|
| 1. Cash  | \$ |
| 2. Financing   | \$ |
| 3. Other consideration paid or property taken in trade ( <i>provide details</i> ): | \$ |
| 4. <b>GROSS PURCHASE PRICE</b> ( <i>total of E1, E2, and E3</i> )                  | \$ |
5. If the terms of this transaction include property taken in trade (E3), identify the property by providing the following:
- |                   |                                |
|-------------------|--------------------------------|
| Address           | Parcel Identifier Number (PID) |
| Legal description |                                |
6. Name and branch number of lender

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**F. ALLOCATION OF GROSS PURCHASE PRICE (NON-RESIDENTIAL PROPERTIES ONLY)**

- |  |    |                                |    |
|--|----|--------------------------------|----|
| 1. Real property ( <i>land and buildings</i> ) | \$ | 5. Other – <i>describe</i>     | \$ |
| 2. Chattels                                    | \$ |                                |    |
| 3. Fixtures                                    | \$ |                                |    |
| 4. Goodwill, quotas and other intangibles      | \$ | 6. <b>GROSS PURCHASE PRICE</b> | \$ |

**Note:** F1 and F3 are subject to property transfer tax unless provincial sales tax has been paid under the *Provincial Sales Tax Act*. Property transfer tax may or may not apply to F4 and F5.

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**G. ADDITIONAL INFORMATION**

- |   |  |
|---|--|
| 1. Lease term ( <i>including any renewals</i> )   | 10. Is all or any part of the property being leased? YES <input type="checkbox"/> NO <input type="checkbox"/>  |
| 2. Charitable Registration Number   | 11. What is the relationship between the transferee and the deceased?  |
| 3. Advance Tax Ruling Number ( <i>if applicable</i> )   | 12. Who resided on the property immediately prior to the death of the deceased?  |
| 4. Jurisdiction and section   | 13. Who resides on the property?   |
| 5. Order in Council Number  | 14. For how long? years:                      months:  |
| 6. Separation Agreement or Court Order YES <input type="checkbox"/>   | 15. Is there more than one improvement on the property ( <i>e.g., 2 houses, or house and mobile home, etc.</i> )? YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 7. What is the relationship to transferor/settlor?  | If <b>YES</b> , how many?  |
| 8. Provide the name of the person farming the land and the relationship of that person to the transferor and transferee | 16. Do the improvements contain a commercial portion? YES <input type="checkbox"/> NO <input type="checkbox"/>   |
| 9. What type of farming activity?   | If <b>YES</b> , will it continue to be used as commercial?<br>YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>                    |

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**H. PROPORTIONAL PRINCIPAL RESIDENCE CALCULATION**

- |  |  |  |    |
|--|--|--|----|
| 1a. Is the property larger than 0.5 hectares ( <i>1.24 acres</i> )? YES <input type="checkbox"/> NO <input type="checkbox"/> | 6. Value of residential improvement          | \$   |    |
| Size of property                      Units  | 7. Land value portion eligible for exemption | \$   |    |
| b. Are the improvements entirely residential? YES <input type="checkbox"/> NO <input type="checkbox"/>                       | 8. Amount exempt from tax                    | \$   |    |
| 2. Value of improvements   | \$   | 9. Value of home and land  | \$ |
| 3. Value of land   | \$   | 10. Percentage of ownership transferred  | %  |
| 4. Fair market value of property   | \$   | 11. Total percentage ownership being transferred to those claiming tax exemption | %  |
| 5. Size of property in hectares  |  | 12. Partial exemption  | \$ |
|  |  | 13. <b>PRINCIPAL RESIDENCE VALUE</b>   | \$ |

**I. PROPERTY TRANSFER TAX CALCULATION**

1. Fair market value of property \$
2. Fair market value of property or interest in property transferring \$
3. Tax exemption amount \$
4. Fair market value exempt amount \$
5. Taxable amount \$

**6. PROPERTY TRANSFER TAX PAYABLE \$**

7. If the gross purchase price differs from the fair market value, select the reason for the difference

If the reason is "Other", provide a brief explanation

**J. FUNDS TRANSFER AUTHORIZATION**

Account name

Account owner

Authorized submitter

Payment to be made by journal voucher? YES ☐

By application of my electronic signature, I certify that the transferee has signed and been provided with the original or a copy of this return and I authorize transfer of the amount indicated as property transfer tax payable to the Minister of Finance on behalf of the listed purchaser(s)/transferee(s).

**IMPORTANT – This portion of the return must be signed by the purchaser(s)/transferee(s)**

I certify that the information given in this return is complete and correct in all respects.

|                                     |                  |                            |                                     |
|-------------------------------------|------------------|----------------------------|-------------------------------------|
| PURCHASER 1 - SIGNATURE<br><b>X</b> | TELEPHONE NUMBER | TELEPHONE NUMBER (DAYTIME) | DATE SIGNED<br>YYYY      MM      DD |
| PURCHASER 2 - SIGNATURE<br><b>X</b> | TELEPHONE NUMBER | TELEPHONE NUMBER (DAYTIME) | DATE SIGNED<br>YYYY      MM      DD |

**CONSENT** – I consent that the information provided on this return may be verified by accessing relevant records held by the Insurance Corporation of British Columbia, the Home Owner Grant Office, BC Hydro, the Land Title and Survey Authority of British Columbia (LTSA), BC Assessment (BCA) and other sources as required. Updated property information is provided to the LTSA, BCA and Canada Revenue Agency.

Before completing the declaration and signing, please ensure you read and understand the qualifications for the exemption and the first year requirements, as explained in the **Guide to the First Time Home Buyers' Program**.

**DECLARATION** – Complete the following four questions **only** if you are applying for the First Time Home Buyers' Exemption

**Penalty for False Declaration** - if you make a false declaration, you will be charged an amount equal to **double** the tax (the tax you owe plus a penalty equal to the exemption you claimed).

|  | Purchaser 1  | Purchaser 2  |
|--|--|--|
| 1. Have you owned an interest in a principal residence (where you lived) anywhere in the world at any time?  | <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 2. Have you ever received a BC first time home buyers' exemption or refund?  | <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 3. On the date of registration, are you a Canadian citizen or a permanent resident as defined in the <i>Immigration and Refugee Protection Act (Canada)</i> ?  | <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| 4. Have you continuously resided in BC for at least one year immediately prior to the registration date OR filed two income tax returns as a BC resident during the six years before the date of registration? | <input type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input type="checkbox"/> NO |

**ALL PURCHASER(S)/TRANSFEREE(S)** – I certify and declare that the information given in this return is complete and correct in all respects.

|                                     |                  |                            |                                     |
|-------------------------------------|------------------|----------------------------|-------------------------------------|
| PURCHASER 1 - SIGNATURE<br><b>X</b> | TELEPHONE NUMBER | TELEPHONE NUMBER (DAYTIME) | DATE SIGNED<br>YYYY      MM      DD |
| PURCHASER 2 - SIGNATURE<br><b>X</b> | TELEPHONE NUMBER | TELEPHONE NUMBER (DAYTIME) | DATE SIGNED<br>YYYY      MM      DD |

**CONSENT** – I consent that the information provided on this return may be verified by accessing relevant records held by the Insurance Corporation of British Columbia, the Home Owner Grant Office, BC Hydro, the Land Title and Survey Authority of British Columbia (LTSA), BC Assessment (BCA) and other sources as required. Updated property information is provided to the LTSA, BCA and Canada Revenue Agency.