

**SPECIAL
PROPERTY TRANSFER TAX RETURN**

This return is used when an exemption
from tax is claimed.

DATE
TAX PAID (to equal Items F6 or G2) \$NIL

Please Note:

- Refer to the instruction guide for assistance in completing this return.
- Please type or print legibly.
- Send your completed forms to the appropriate Land Title Office. For correct address and phone number, refer to: http://www.ltsa.ca/ltd_contact.htm
- **Photocopies of this return will not be accepted.**

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 both this Act and section 26 of the *FOIPPA*. Questions about the collection or use of this information can be directed to the Information and Privacy Analyst, FOI Section, Ministry of Small Business and Revenue, PO Box 9432 Stn Prov Govt, Victoria, BC V8W 9N6. (Telephone: Victoria at 250 953-3671, Vancouver at 604 660-2421 or toll-free at 1 800 663-7867 and ask to be redirected.)
Email: FOI.QRYS@gov.bc.ca

A. PURCHASER / TRANSFEREE:		If insufficient space, tick <input type="checkbox"/> and attach details	
SURNAME	FIRST NAME	INITIAL	
SURNAME	FIRST NAME	INITIAL	
ADDRESS	B. MAILING ADDRESS: (IF DIFFERENT)		
POSTAL CODE	POSTAL CODE		
C. VENDOR / TRANSFEROR:		If insufficient space, tick <input type="checkbox"/> and attach details	
SURNAME	FIRST NAME	INITIAL	
SURNAME	FIRST NAME	INITIAL	

D. DESCRIPTION OF PROPERTY AND TRANSFER:

1. Effective date

_____	_____	_____
YEAR	MONTH	DAY

 Date of interim agreement or contract:

_____	_____	_____
YEAR	MONTH	DAY

2. Transfer of 1 VACANT LAND 2 LAND WITH IMPROVEMENTS (buildings or structures)

3. Property is 1 RESIDENTIAL 2 RECREATIONAL 3 COMMERCIAL 4 FARM

4. Transaction is 1 AGREEMENT FOR SALE 2 LIFE ESTATE 3 FORECLOSURE 4 LEASE*
 5 FEE SIMPLE 6 COURT ORDER 7 QUIT CLAIM 8 LEASE MODIFICATION AGREEMENT*
 9 AMALGAMATION 0 PREPAID LEASE * *Indicate term in years, including any renewals: _____

5. Parcel Identifier Number _____

6. Legal Description of Property _____

8. Civic Address of Property _____ Municipality _____

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

E. TERMS:

1. Cash					\$	_____	E1
2. Financing	AMORTIZATION PERIOD (MONTHS)	RENEWAL TERM (MONTHS)	INTEREST RATE (%)	PRINCIPAL AMOUNT			
a. New - first	_____	_____	_____	<input type="text"/>			
b. New - second	_____	_____	_____	<input type="text"/>			
c. Assumed	_____	_____	_____	<input type="text"/>			
d. Agreement for sale	_____	_____	_____	<input type="text"/>			
					TOTAL OF ITEMS 2a THRU 2d	_____	E2
5. Other consideration paid or property taken in trade (details)				_____		_____	E5
6. GROSS PURCHASE PRICE (TOTAL OF E1, E2 AND E5 ABOVE)					\$	_____	E6
7. Name and Branch Number of Lender	_____						

F. PROPERTY TRANSFER TAX CALCULATION: - If claiming Exemption Code 05, 40, 41 or 42 where the size of the property is greater than 0.5 hectares, **or** the improvements are not entirely classified as residential, please complete Section J.

1. Fair market value of interest in property transferring		\$	_____	F1
2. Exemption Code: <input type="text"/>	If Exemption Code 22, please provide Charitable Registration Number: _____		_____	F2
3. Taxable amount (F1 less F2)			_____	F3
6. Tax at 1% of first \$200,000 and 2% on remainder equals Property Transfer Tax Payable			_____	F6

G. TRANSITIONAL TAX CALCULATION: - (Complete only if claiming Exemption Code 03 or 04)

1. Fair market value of property or interest in property (from line F1)		\$	_____	G1
2. TRANSITIONAL TAX PAYABLE [1/10 OF 1% OF FAIR MARKET VALUE (G1)]		\$	_____	G2

H. ALLOCATION OF GROSS PURCHASE PRICE (NON-RESIDENTIAL PROPERTIES ONLY):

1. Real Property (land and buildings)		\$	_____	H1
2. Machinery, furniture, and equipment			_____	H2
3. Fixtures (as defined under the <i>Social Service Tax Act</i>)			_____	H3
4. Goodwill, quotas and other intangibles			_____	H4
5. Other – describe _____			_____	H5
6. GROSS PURCHASE PRICE (TOTAL OF H1 THRU H5 TO EQUAL E6)		\$	_____	H6

Note: Tax is payable under the *Social Service Tax Act* on the purchase of machinery, furniture and equipment (H2 above) and fixtures (H3 above)

I. ADDITIONAL INFORMATION:

1. a. If claiming Exemption Code 05, 06, 07, 18, 41 or 42, describe the relationship between the transferor and transferee (if common-law spouses, please indicate for how long) (if insufficient space, please attach details) _____

Note: To be considered as "common-law" spouses, one of the requirements is that you must be living together and must have lived together with another person in a marriage-like relationship for a continuous period of at least two years.

b. If claiming Exemption Code 05, 40, 41 or 42 is the property larger than 0.5 hectares (1.24 acres)? YES NO If YES, please state size: _____ (specify hectares or acres)

c. If claiming Exemption Code 05, 41 or 42, please indicated who resides on the property being transferred _____ and the length of time immediately before this transfer that the principal residence was occupied by that individual _____ YEARS _____ MONTHS

Note: To be eligible for Exemption Code 05, one of the requirements is that either the transferor or the transferee must have occupied the property as their principal residence for a continuous period of at least six months immediately prior to the transfer.

d. For Exemption Code 40, please indicate who resided on the property being transferred immediately prior to the death of the deceased _____

e. If claiming Exemption Code 40 describe the relationship between the transferee and deceased _____

f. If claiming Exemption Code 05, 06, 07, 18, 41 or 42, on the date of registration, are you a Canadian citizen(s) or a permanent resident(s) as defined in the *Immigration and Refugee Protection Act (Canada)*? (If insufficient space attach details) YES NO If YES, please provide your social insurance number _____ YES NO If YES, please provide your social insurance number _____

3. If the gross purchase price (E6) differs from the fair market value (F1 or G1), indicate the reason for the difference 1 CONVEYANCE ONLY 2 RELATED PARTY 3 SPECIAL INTEREST 4 DISTRESS SALE 5 FORECLOSURE 6 SALE OF PART INTEREST 7 TRADE OTHER _____

4. If the terms of this transaction includes property taken in trade (E5), identify the property by providing _____

LEGAL DESCRIPTION

PARCEL IDENTIFIER

ADDRESS

J. PROPORTIONAL PRINCIPAL RESIDENCE EXEMPTION CALCULATION: If claiming Exemption Code 05, 40, 41 or 42 where the property is larger than 0.5 hectares (1.24 acres), or the improvements are not entirely classified as residential, please complete this section.

1. Value of improvements	\$		J1	6. Value of improvements classified as residential	\$		J6
2. Value of land	\$		J2	7. Land value portion eligible for exemption (see below)	\$		J7
3. Fair market value of property	\$		J3	8. Amount exempt from tax (J6 plus J7)	\$		J8
4. Size of property in hectares (see conversion factors below)	\$		J4	9. Percentage of ownership transferred	\$		% J9
5. If property size is larger than 0.5 hectares, then perform the following proportional land exemption calculation:				10. Partial Exemption (J9% of J8)	\$		J10

\$ | divided by | times 0.5 = \$ |
 (FROM J2) (FROM J4) (TO J7)

CONVERSION FACTORS To convert from square feet to hectares, multiply by .0000093 0.5 hectares = 53,763 square feet
 To convert from acres to hectares, divide by 2.471 0.5 hectares = 1.24 acres

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.

SIGNATURE	PHONE NO.	PHONE NO. (DAYTIME)	DATE SIGNED YYYY / MM / DD
SIGNATURE	PHONE NO.	PHONE NO. (DAYTIME)	DATE SIGNED YYYY / MM / DD

Note – 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, BC Assessment and other sources as required.

Updated property information is provided to the Land Title and Survey Authority of British Columbia, BC Assessment and Canada Revenue Agency.

Transaction registered and Property Transfer Tax Return submitted by: Clark Wilson LLP, Barristers and Solicitors, 800 - 885 West Georgia Street, Vancouver, British Columbia, V6C 3H1, Telephone: 687-5700, Attention: _____