

**Ministry of
Small Business
and Revenue**

Property Transfer Tax Inquiries
 Victoria: 250 387-0604
 Vancouver: 604 660-2421
 Toll-free: 1 800 663-7867 and
 request a transfer to 387-0604
 Internet: www.gov.bc.ca/sbr

**FIRST TIME HOME BUYERS'
PROPERTY TRANSFER TAX RETURN**
 Pursuant to the *Property Transfer Tax Act*

DATE
TAX PAID (to equal Item F6) \$

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: Number of purchasers acquiring an interest in the property with this transaction

If insufficient space, tick and attach details

SURNAME	FIRST NAME	INITIAL
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BIRTHDATE YYYY / MM / DD	SOCIAL INSURANCE NO.	Is this purchaser applying for a first time home buyer exemption? <input type="checkbox"/> YES <input type="checkbox"/> NO	If YES, percentage interest being acquired: _____%
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SURNAME	FIRST NAME	INITIAL
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BIRTHDATE YYYY / MM / DD	SOCIAL INSURANCE NO.	Is this purchaser applying for a first time home buyer exemption? <input type="checkbox"/> YES <input type="checkbox"/> NO	If YES, percentage interest being acquired: _____%
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MAILING ADDRESS	
	POSTAL CODE

B. PREVIOUS ADDRESSES FOR THE LAST TWO YEARS: If insufficient space, tick and attach details

PURCHASER NO. 1	PURCHASER NO. 2 – IF DIFFERENT THAN PURCHASER NO. 1		
POSTAL CODE	How long did purchaser reside at this address?	POSTAL CODE	How long did purchaser reside at this address? _____

C. VENDOR / TRANSFEROR: If insufficient space, tick and attach details

SURNAME	FIRST NAME	INITIAL
SURNAME	FIRST NAME	INITIAL

G. ADDITIONAL INFORMATION:

1. Is the property larger than 0.5 hectares (1.24 acres)? YES NO If YES, please indicate size (specify hectares or acres): _____
2. 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)? YES NO
3. If you have not continuously resided in British Columbia for at least one year immediately prior to the registration date, indicate in which of the 6 taxation years immediately prior to the registration date you filed income tax returns as a resident of British Columbia
 Purchaser No. 1 _____ Purchaser No. 2 _____
If insufficient space, tick and attach details
4. Is there more than one improvement on the property (for example, 2 houses, or house and mobile home, etc.)? YES NO If YES, how many? _____
5. a. Do the improvements contain a commercial portion? YES NO
 b. If you answered YES to 5a., will it continue to be used as commercial? YES NO UNKNOWN
6. If the gross purchase price (E6) differs from the fair market value (F1), 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 _____
7. If the terms of this transaction include property taken in trade (E5), identify the property by providing

AREA	JUR	ROLL/FOLIO NUMBER	LEGAL DESCRIPTION
PARCEL IDENTIFIER		ADDRESS	

H. PROPORTIONAL PRINCIPAL RESIDENCE CALCULATION:

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 | \$ _____ | H1 | 6. Value of residential improvements | \$ _____ | H6 |
| 2. Value of land | \$ _____ | H2 | 7. Land value portion eligible (see below) | \$ _____ | H7 |
| 3. Fair market value of property (H1 plus H2 to equal F1) | \$ _____ | H3 | 8. Value of home and land (H6 plus H7) | \$ _____ | H8 |
| 4. Size of property in hectares (see conversion factors below) | _____ | H4 | 9. Total percentage ownership being transferred to first time home buyers claiming tax exemption | _____ | % H9 |
| 5. If property is larger than 0.5 hectares, then perform the following proportional land exemption calculation: | | | 10. Principal residence value (H9 % of H8) | \$ _____ | H10 |
| | | | | (TO F4) | |
| \$ _____ | divided by | _____ | times 0.5 = | _____ | |
| (FROM H2) | | (FROM H4) | | (TO H7) | |
- 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 and declare that:

1. I have read and understand the program requirements, including the ongoing requirements, as set out in the **First Time Home Buyers' Instruction Guide**, a copy of which has been provided to me;
2. I am a Canadian citizen or permanent resident as defined in the *Immigration and Refugee Protection Act* (Canada);
3. I have continuously resided in British Columbia for at least one year immediately prior to the date of this application, or have not continuously resided in British Columbia for that period but have filed income tax returns as a resident of British Columbia for 2 of 6 taxation years immediately prior to the date of this application;
4. I have never been registered on title to a residence in which I resided; and
5. I have not previously obtained a first time home buyers' exemption or refund.

SIGNATURE	PHONE NO.	PHONE NO. (DAY TIME)	DATE SIGNED YYYY / MM / DD
SIGNATURE	PHONE NO.	PHONE NO. (DAY TIME)	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: _____