



BRITISH COLUMBIA

Ministry of Finance

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
gov.bc.ca/propertytaxes

FIRST TIME HOME BUYERS' PROPERTY TRANSFER TAX RETURN under the Property Transfer Tax Act

DATE
TAX PAID (to equal F6)

- Please read the Guide to the First Time Home Buyers' Program to ensure you understand the qualifications for the exemption and the first year requirements.
Send your completed forms (originals only) to the appropriate Land Title and Survey Authority of British Columbia office. For contact information, see www.ltsa.ca/contact
The information provided on this form may be shared for the purposes of administering the Home Owner Grant Act and the Land Tax Deferment Act.
If you need more space to complete the form, please attach additional details.

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 1 800 663-7867 and ask to be re-directed).

A. PURCHASER / TRANSFEREE: Number of purchasers acquiring an interest in the property with this transaction
If insufficient space, check (✓) and attach details

PURCHASER 1 - SURNAME, BIRTH DATE, SOCIAL INSURANCE NUMBER, Are you a first time home buyer and applying for the exemption?, If YES, percentage interest being acquired, PURCHASER 2 - SURNAME, BIRTH DATE, SOCIAL INSURANCE NUMBER, Are you a first time home buyer and applying for the exemption?, If YES, percentage interest being acquired, MAILING ADDRESS, POSTAL CODE

B. PREVIOUS ADDRESSES FOR THE LAST TWO YEARS: PURCHASER 1, PURCHASER 2, POSTAL CODE, How long did you reside at this address?

C. VENDOR / TRANSFEROR: SURNAME, FIRST NAME, INITIAL

D. DESCRIPTION OF PROPERTY AND TRANSFER: 1. Date of completion of transaction, Date of interim agreement or contract, 2. Transfer of, 3. Property type, 4. Transaction type, 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, 2. Financing, 5. Other consideration paid or property taken in trade, 6. Gross purchase price, 7. Name and branch number of lender

F. PROPERTY TRANSFER TAX CALCULATION:

1. Fair market value of property \$ _____ F1
 1a. Fair market value of the interest being acquired in this transaction (F1 x D9) \$ _____ F1a
 2. Tax at 1% of the first \$200,000 reported on line F1a and 2% on the remainder \$ _____ F2
 3. If the size of the entire property is equal to or **less than 0.5 hectares**, and all of the improvements are residential, the percentage interest in the property being acquired by eligible first time home buyers claiming the exemption _____ % X F2 \$ _____ = \$ _____ F3
 4. If the size of the entire property is **larger than 0.5 hectares**, or if some of the improvements are not residential, complete section H below
 Principal residence value (from H10) \$ _____ X F2 \$ _____ = \$ _____ F4
 Fair market value (from F1a) \$ _____
 5. If the fair market value of the entire property is greater than the qualifying value (QV) but less than the QV + \$25,000 (see the **Guide to the First Time Home Buyers' Program**)
 F3 or F4 \$ _____ X $\frac{QV + 25,000 - F1}{25,000}$ = \$ _____ F5
 6. **Property transfer tax payable** (use one of the following four calculations, as applicable):
 (F2 minus F3), or (F2 minus F4), or (F2 minus F5) or (if entries in both F4 and F5, then F2 minus F5) \$ _____ F6

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): _____
 3. If you have not continuously resided in BC for at least one year immediately 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. If insufficient space, check (✓) and attach details
 Purchaser Number 1 _____ Purchaser Number 2 _____
 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 (include street, city, province and postal code)

H. PROPORTIONAL PRINCIPAL RESIDENCE CALCULATION:

Where the property is larger than 0.5 hectares (1.24 acres), or the improvements are not entirely residential, please complete this section.

1. Value of improvements \$ _____ H1
 2. Value of land \$ _____ H2
 3. Fair market value of property (H1 plus H2 to equal F1) \$ _____ H3
 4. Size of property in hectares _____ H4
 - to convert square feet to hectares, multiply by 0.000093
 - to convert acres to hectares, divide by 2.471
 5. If property is larger than 0.5 hectares, then perform the following proportional land exemption calculation
 \$ _____ (from H2) ÷ _____ (from H4) X 0.5 = _____ (to H7) H5
 6. Value of residential improvement \$ _____ H6
 7. Land value portion eligible (from H5) \$ _____ H7
 8. Value of home and land (H6 plus H7) \$ _____ H8
 9. Total percentage ownership being transferred to first time home buyers claiming tax exemption _____ % H9
 10. **Principal residence value** (H9% of H8) \$ _____ (to F4) H10

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</i> (Canada)?	<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.

SIGNATURE OF PURCHASER 1 X	TELEPHONE NUMBER	TELEPHONE NUMBER (DAYTIME)	DATE SIGNED YYYY MM DD
SIGNATURE OF PURCHASER 2 X	TELEPHONE NUMBER	TELEPHONE NUMBER (DAYTIME)	DATE SIGNED 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 and other sources as required. Updated property information is provided to the LTSA, BC Assessment and Canada Revenue Agency.