

INSTRUCTIONS

- Find out if you qualify for the newly built home exemption or a refund of the additional property transfer tax on our [website](#).
- Complete this form to apply for a refund after the one-year anniversary and within 18 months from the date you registered the property at the Land Title Office.
- Send your completed form to the Ministry of Finance, Property Transfer Tax, PO Box 9427 Stn Prov Govt, Victoria BC V8W 9V1.
- If you need more space to complete the form, attach additional pages.
- The information provided on this form may be shared for the purposes of administering the *Property Transfer Tax Act* and the *Land Tax Deferment Act*.

LAND TITLE OFFICE
REGISTRATION DATE
TAX RETURN NUMBER
CERTIFICATE OF TITLE NUMBER
TAX PAID

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 250 387-0555 or toll-free at 1 888 355-2700).

A. PURCHASER / TRANSFEREE

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

 If you require more space and have attached pages, check (✓) here

PURCHASER 1 — LAST NAME		FIRST NAME	MIDDLE NAME
DATE OF BIRTH YYYY / MM / DD	SOCIAL INSURANCE NUMBER	Percentage interest being acquired _____ %	
PURCHASER 2 — LAST NAME		FIRST NAME	MIDDLE NAME
DATE OF BIRTH YYYY / MM / DD	SOCIAL INSURANCE NUMBER	Percentage interest being acquired _____ %	
ADDRESS OF PROPERTY PURCHASED (<i>include street, city, and province</i>)			POSTAL / ZIP CODE

F. PROPERTY TRANSFER TAX CALCULATION

- Fair market value of property \$ _____ F1
 - Fair market value of the interest being acquired in this transaction \$ _____ F1a
- Tax at 1% of the first \$200,000 reported on line F1a and 2% on the remainder \$ _____ F2
- 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 those eligible to claim the newly built home tax exemption _____ % X F2 \$ _____ = \$ _____ F3
- 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 (<i>from H10</i>)	\$ _____	X F2	\$ _____	=	\$ _____	F4
Fair market value (<i>from F1a</i>)	\$ _____					
- If the fair market value of the entire property is greater than the qualifying value (QV) but less than the QV + \$50,000 (see our [website](#) for more information)

$$F3 \text{ or } F4 \text{ \$ } \underline{\hspace{2cm}} \text{ X } \frac{QV + 50,000 - F1}{50,000} = \$ \underline{\hspace{2cm}} \text{ F5}$$
- 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**, indicate size (specify hectares or acres): _____
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

H. PROPORTIONAL PRINCIPAL RESIDENCE CALCULATION

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

- | | |
|---|---|
| 1. Value of improvements \$ _____ H1 | 6. Value of residential improvement \$ _____ H6 |
| 2. Value of land \$ _____ H2 | 7. Land value portion eligible (from H5) \$ _____ H7 |
| 3. Fair market value of property \$ _____ H3
(H1 plus H2 to equal F1) | 8. Value of home and land (H6 plus H7) \$ _____ H8 |
| 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 | 9. Total percentage ownership being transferred to those claiming the newly built home 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) |
- \$ _____ (from H2) ÷ _____ (from H4) X 0.5 = _____ (to H7) H5

ADDITIONAL PROPERTY TRANSFER TAX REFUND (IF APPLICABLE)

1. Are you claiming a refund of the additional property transfer tax because you became a Canadian citizen, a permanent resident or a BC Provincial Nominee within one year of registering the property? See our [website](#) for more information.
- YES NO If **YES**, attach a copy of any relevant confirmation documentation

NOTE: If you are applying for a refund of the additional property transfer tax on this form, you do **not** need to complete the *Additional Property Transfer Tax Application for Refund (FIN 274)*.

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 X	FULL LEGAL NAME	TELEPHONE NUMBER (DAYTIME) ()	DATE SIGNED YYYY / MM / DD
PURCHASER 2 – SIGNATURE X	FULL LEGAL NAME	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 (BCA), the ministry responsible for the BC Provincial Nominee Program and other sources as required. Updated property information is provided to the LTSA, BCA and Canada Revenue Agency.