

**First Time Home Buyers'
Application for Refund**

under the Property Transfer Tax Act

Instructions

- Visit our [First time home buyers' program](#) page to find out if you qualify for a refund.
- 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.
- Print, sign and scan the form (along with any attachments) and send electronically using [eTaxBC](#) or email it to PTTENQ@gov.bc.ca
- If you need more space to complete the form, attach additional pages.

Freedom of Information and Protection of Privacy Act (FOIPPA) – The personal information on this form is collected for the purposes of the administration or enforcement of the Property Transfer Tax Act under the authority of section 26(a) and 26(c) of the Freedom of Information and Protection of Privacy Act. Information provided may be verified by accessing relevant records available to the administrator. The information collected may be used or disclosed for purposes of other provincial acts that provide for the imposition and collection of a tax, or the administration and enforcement of the Home Owner Grant Act or the Land Tax Deferment Act. It may also be disclosed to other federal or provincial public bodies to the extent authorized by law. 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 236-478-1593 or toll free at 1-888-841-0090).

Registration Date

Parcel Identifier Number (PID)

Certificate of Title Number

Tax Paid

Part 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		Given Name(s)		Date of Birth yyyy / mm / dd
Social Insurance Number	Are you a first time home buyer and applying for the program? Yes ☐ No ☐		If Yes , percentage interest being acquired _____ %	
Previous Address for the Last Two Years (include street or PO box, city, province/state/territory and country)				Postal/Zip Code
Purchaser 2 — Last Name		Given Name(s)		Date of Birth yyyy / mm / dd
Social Insurance Number	Are you a first time home buyer and applying for the program? Yes ☐ No ☐		If Yes , percentage interest being acquired _____ %	
Previous Address for the Last Two Years (include street or PO box, city, province/state/territory and country)				Postal/Zip Code
Address of Property Purchased (include street, city, and province)				Postal/Zip Code

Part B – Property Transfer Tax Calculation

- Fair market value of entire property \$ _____ B1
 - Fair market value of the interest being acquired in this transaction \$ _____ B1a
- Tax at 1% of the first \$200,000 reported on Line B1a and 2% on the remainder \$ _____ B2
- 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 program benefit _____ % X B2 \$ _____ = \$ _____ B3
- If the size of the entire property is **larger than 0.5 hectares**, or if some of the improvements are not residential, **complete Part D** below

Principal residence value (from D10)	\$ _____	X B2 \$ _____	= \$ _____	B4
Fair market value (from B1a)	\$ _____			
- If the fair market value of the entire property is greater than the qualifying value (QV) but less than the QV + \$25,000 (see our [First time home buyers' program](#) page for more information)

B3 or B \$ _____	X (QV + 25,000 – B1)	= \$ _____	B5
	25,000		
- Property transfer tax payable** (use one of the following four calculations, as applicable):
(B2 minus B3), or (B2 minus B4), or (B2 minus B5) or (if entries in both B4 and B5, then B2 minus B5) \$ _____ B6

Part C – Additional Information

1. Is the property larger than 0.5 hectares (1.24 acres)? Yes ☐ No ☐ If **Yes**, indicate size (specify hectares or acres): _____
2. 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? _____
3. a. Do the improvements contain a commercial portion? Yes ☐ No ☐
- b. If you answered **YES** to 3a, will it continue to be used as commercial? Yes ☐ No ☐ Unknown ☐
4. If you have not continuously resided in B.C. for at least one year immediately prior to the registration date, list any two years that you filed income tax returns as a B.C. resident during the six years before the date of registration.
- Purchaser 1 _____ Purchaser 2 _____

Part D – Proportional Principal Residence Calculation

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

1. Value of improvements \$ _____ D1
2. Value of land \$ _____ D2
3. Fair market value of entire property (\$ D1 plus D2 to equal B1) \$ _____ D3
4. Size of property in hectares _____ D4
- to convert square feet to hectares, multiply by 0.0000093
- to convert acres to hectares, divide by 2.471
5. If property is larger than 0.5 hectares, then perform the following proportional calculation
\$ _____ ÷ _____ X 0.5 = _____ D5
(from D2) (from D4) (to D7)
6. Value of residential improvement \$ _____ D6
7. Land value portion eligible (from D5) \$ _____ D7
8. Residential property value (D6 plus D7) \$ _____ D8
9. Total percentage ownership being transferred to first time home buyers claiming tax program benefit _____ % D9
10. **Principal residence value** (D9 % of D8) \$ _____ D10
(to B4)

Declaration – Complete this section **only** if you are applying for the first time home buyers' program.

Visit our [First time home buyers' program](#) page to fully understand the qualifications for the program and the first year requirements before completing this section.

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 program benefit 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?	☐ Yes ☐ No	☐ Yes ☐ No
2. Have you ever received a B.C. first time home buyers' program benefit or refund?	☐ Yes ☐ No	☐ Yes ☐ No
3. 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	☐ Yes ☐ No
4. Have you continuously resided in B.C. for at least one year immediately prior to the registration date or filed two income tax returns as a B.C. resident during the six years before the date of registration?	☐ Yes ☐ No	☐ Yes ☐ No

Part E – Certification

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

I certify that the information given in this refund application is true and complete.

I acknowledge that providing false, incomplete or misleading information may result in penalties that can double the amount payable.

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