



APPLICATION AND AMENDING AGREEMENT FOR ADDING A SPOUSE TO A PROPERTY TAX DEFERMENT AGREEMENT

under the Land Tax Deferral Act

GENERAL INFORMATION

This application package is for home owners with a tax deferral agreement who wish to add their spouse to title and continue deferring their property taxes.

Note: A spouse is a person who is married to another person, or a person who is living with another person in a marriage-like relationship and has been living in that relationship for a continuous period of at least two years.

If you are a home owner with a tax deferral agreement, you may be able to add your spouse to the title of your home as a tenant in common, or joint tenant, without having to first repay your tax deferral loan. The portion of your interest in the home that is being transferred must be less than 100%.

Note: If you intend to remove yourself entirely from the title of your home, you will have to repay your tax deferral loan. Contact our office for a payout amount.

To add your spouse to the tax deferral agreement, complete an Application for Adding a Spouse to a Property Tax Deferral Agreement (Form 1A on page 2). You and your spouse, along with any other person who is on title as an owner of your home, will also need to sign the Amending Agreement (Form 4 on page 3).

Both of the original forms need to be sent to the mailing address below after they have been completed and signed. If your application is approved, we will return the Amending Agreement to you (or your lawyer or notary, if applicable) with a letter consenting to the transfer of a portion of your interest in the home to your spouse. The Amending Agreement and the consent letter need to be filed at the land title office (or Manufactured Home Registry office if you have a manufactured home) with the appropriate property transfer forms.

When your spouse is added to the tax deferral agreement, you will become jointly responsible for all property taxes, interest charges and administration fees deferred under it. This includes any taxes, interest and fees deferred before your spouse was added to the title of the home.

It is important that your spouse understands the debt they are taking on by being added to the tax deferral agreement. They should review the latest statement of account, which is sent out each spring showing the balance owing as of March 31, as well as your copy of the tax deferral agreement. If you would like to know the current balance of your account, call our office.

INSTRUCTIONS – READ BEFORE COMPLETING FORM 1A

Complete this application if you:

- (a) are an owner of property who is currently deferring taxes under a property tax deferral agreement made under the Land Tax Deferral Act, and
(b) wish to apply for an amending agreement to add your spouse to the agreement.

OWNER'S INFORMATION

Enter your name, mailing address and contact telephone number.

SPOUSE'S INFORMATION

Enter your spouse's name, mailing address and contact telephone number (if different from your mailing address and contact telephone number).

LAWYER'S/NOTARY'S INFORMATION

If you prefer that we send the consent letter and approved Amending Agreement directly to your lawyer or notary, enter their name and mailing address. Otherwise, leave blank.

PROPERTY INFORMATION

Enter the Parcel Identifier (P.I.D.) number or Manufactured Home Registration number (for manufactured homes) for your home, which may be found on your property tax deferral agreement approval letter and also on your property tax notice.

Note: Only one number can be entered online. If your home has more than one P.I.D. number, write in the additional number(s) after you have printed the form.

TAX DEFERMENT INFORMATION

Enter the agreement number for your property tax deferral agreement, which may be found on your property tax deferral agreement approval letter and also on your annual statement of account (e.g. RG0000001).

OWNER'S DECLARATION

After you have printed off the completed form, sign and date the declaration, and complete Form 4.

INSTRUCTIONS – READ BEFORE COMPLETING FORM 4

Sign and date the form beside your name. Your spouse must sign and date the form beside his or her name.

OWNER'S NAME IN FULL (if more than one owner)

This only needs to be completed if there is another person(s) on title as an owner of your home. Otherwise, leave blank. The other owner(s) must enter his or her name, and sign and date the form.

CONTACT INFORMATION

For general information on the tax deferral program, contact the tax deferral office below or your property tax office.

Telephone: 250 387-0555
Toll-free: 1 888 355-2700
Website: gov.bc.ca/propertytaxdeferral
Email: taxdeferral@gov.bc.ca

Send the original completed forms to:

Property Tax Deferral Program
PO Box 9474 Stn Prov Govt
Victoria BC V8W 9W6

The information in this guide is for your convenience and is not a replacement for the legislation. The Land Tax Deferral Act and regulations are available on our website.



APPLICATION FOR ADDING A SPOUSE TO A PROPERTY TAX DEFERMENT AGREEMENT

under the Land Tax Deferment Act

FORM 1A

FOR OFFICE USE ONLY

Freedom of Information and Protection of Privacy Act (FOIPPA) The personal information on this form is collected for the purpose of administering the Land Tax Deferment Act under the authority of section 26(a) of the FOIPPA.

The information provided on this form may be shared for the purposes of administering the Home Owner Grant Act, Property Transfer Tax Act and Taxation (Rural Area) Act.

OWNER'S INFORMATION

LAST NAME FIRST NAME MIDDLE NAME

MAILING ADDRESS UNIT NUMBER HOUSE NUMBER STREET NAME/PO BOX NUMBER

CITY PROV POSTAL CODE TELEPHONE NUMBER ()

SPOUSE'S INFORMATION

LAST NAME FIRST NAME MIDDLE NAME

MAILING ADDRESS (if different from owner's information) UNIT NUMBER HOUSE NUMBER STREET NAME/PO BOX NUMBER

CITY PROV POSTAL CODE TELEPHONE NUMBER ()

LAWYER'S/NOTARY'S INFORMATION (if applicable)

CONTACT NAME CONTACT MAILING ADDRESS (include house number, street and city of residence)

PROPERTY INFORMATION

PARCEL IDENTIFIER(S) (P.I.D.) OR MANUFACTURED HOME REGISTRATION NUMBER

TAX DEFERMENT INFORMATION

AGREEMENT NUMBER

OWNER'S DECLARATION

I intend to transfer a portion of my interest in the above-mentioned property to my spouse.

SIGNATURE OF OWNER

DATE SIGNED YYYY / MM / DD

X

ALL OWNERS MUST COMPLETE THE ATTACHED AMENDING AGREEMENT (FORM 4)



PROPERTY TAX DEFERMENT PROGRAM AMENDING AGREEMENT

under the Land Tax Deferment Act

FORM 4

ALL owners and the spouse being added to the property tax deferment agreement must complete this amending agreement. Please ensure you read all terms and conditions of this agreement before signing.

FOR OFFICE USE ONLY DESCRIPTION OF PROPERTY

We, the undersigned owner/owners (the Owner) of the property identified in the application (the Property) and the undersigned spouse (the Spouse) of the/an Owner, acknowledge that:

- the Owner made an agreement (the Deferment Agreement) under the Land Tax Deferment Act (the Act), with Her Majesty the Queen in right of British Columbia (the Province), as represented by the minister responsible for the administration of the Act, permitting the Owner to defer property taxes on the Property;
the Deferment Agreement has been deposited at the Tax Deferment Office and bears Agreement Number ...
the Spouse is married to the Owner, ... or is and, for a continuous period of at least two years, has been living with that Owner in a marriage-like relationship;
the Spouse has read both the entire Deferment Agreement and the most recent statement of account setting out the amount outstanding under it;
we have requested the minister responsible for the administration of the Act to enter into this Amending Agreement and wish to amend the Deferment Agreement to add the Spouse as a party to it.

Therefore, we agree with the Province as follows:

- The Deferment Agreement is amended to add the Spouse as a signatory to it, by adding the name of the Spouse in one of the spaces provided for an owner's name.
The Spouse agrees to be bound by and to perform, satisfy and discharge all of the obligations, liabilities and duties under the Deferment Agreement, as hereby amended, as if he/she were an original signatory to it. Without limiting the generality of the foregoing, the Spouse, together with the Owner, shall be liable for all taxes, interest, administration fees and charges that, at any time prior to the time at which this Amending Agreement takes effect, have been or may be deferred under the Deferment Agreement.
This Amending Agreement shall be read together with the Deferment Agreement, and we confirm that, except as modified by this Amending Agreement, all covenants, terms and conditions in the Deferment Agreement shall remain unchanged, unmodified and in full force and effect.
This Amending Agreement will take effect when a transfer, to the Spouse, of a portion of the interest of the Owner, ... is registered in the land title office or given effect by the filing of a notice of transfer under the Manufactured Home Act.

We authorize the Province to:

- obtain the Parcel Identifier (P.I.D.) Number(s), registered owner information and legal description of the Property, or the details of the manufactured home that correspond with the Property and to endorse that information on this Amending Agreement with the intent that the endorsement will form part of this Amending Agreement, and, in the case of the manufactured home, endorse the information on the financing change statement;
register this Amending Agreement as a modification to the registered charge created when the Deferment Agreement was registered in the land title office, or, in the case of a manufactured home, to register a financing change statement amending the financing statement registered at the Personal Property Registry when the Deferment Agreement was originally made.

Table with 3 columns: OWNER'S NAME IN FULL, SPOUSE'S NAME IN FULL, OWNER'S NAME IN FULL (If more than one owner), SIGNATURE, DATE SIGNED YYYY / MM / DD. All signature cells contain an 'X'.

FOR OFFICE USE ONLY Her Majesty the Queen in right of British Columbia, as a represented by the minister responsible for the administration of the Land Tax Deferment Act. MINISTER/MINISTER'S DESIGNATE DATE SIGNED YYYY / MM / DD Pursuant to the Land Tax Deferment Act, this Amending Agreement is approved, AMENDING THE DEFERMENT AGREEMENT WITH AGREEMENT NUMBER: