



PST and Non-Residents

Provincial Sales Tax Act

Latest Revision: The revision bar (|) identifies changes to the previous version of this bulletin dated October 2022. For a summary of the changes, see Latest Revision at the end of this document.

This bulletin explains how PST applies to non-residents of B.C.

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Definitions

In this bulletin:

- **Goods** mean tangible personal property as defined in the Provincial Sales Tax Act. Tangible personal property is personal property that can be seen, weighed, measured, felt or touched, or is in any way perceptible to the senses, and includes:
 - natural or manufactured gas,
 - heat,
 - affixed machinery, and

- an improvement to real property or part of an improvement to real property that is removed from the site at which it is affixed or installed, while it is removed from that site.
- **Non-resident** means a person who:
 - does not reside, ordinarily reside or carry on business in B.C., and
 - does not enter B.C. with the intention of residing or carrying on business in B.C.
- **Related services** are services provided to goods, or services provided to install goods.

Purchases and Leases in B.C.

As a non-resident, you must pay PST on the purchase price or lease price of all goods you purchase or lease in B.C., unless a specific exemption applies (see Exemptions below).

Note: Businesses that sell or lease taxable goods to non-residents in B.C. must charge and collect PST on these sales and leases.

Goods Brought Into B.C.

Non-Resident Individuals

Generally, if you are a non-resident individual, you are not subject to PST on goods you bring or send into B.C., or goods you receive delivery of in B.C., solely for non-business purposes.

However, the following non-resident individuals must pay PST on all goods they bring or send into B.C., or receive delivery of in B.C., if the goods are to be used **primarily** in B.C. and primarily for their own use, or for the use of another person at their expense, during the year following the entry of the goods:

- Non-resident individuals who own real property in B.C.
- Non-resident individuals who lease, as lessee, real property in B.C. if the term of the lease, including the cumulative total of all options and rights to extend or renew that lease, is at least five years

These non-resident individuals must self-assess the PST due. For information on how to calculate and self-assess the PST due, see [Bulletin PST 310](#), Goods Brought Into B.C.

Note: Non-resident individuals are **not** required to pay PST on boats and travel trailers they bring or send into B.C., or receive delivery of in B.C. from outside B.C., solely for non-business purposes.

Businesses

Businesses must pay PST when they bring or send goods into B.C., or receive delivery of goods in B.C., for use in the course of their business, whether or not their business is carried on in B.C.

For information on how to calculate and self-assess the PST due on these goods, see [Bulletin PST 310](#), Goods Brought Into B.C.

Vehicles Registered in B.C.

All non-residents who bring or send a vehicle into B.C. or receive delivery of a vehicle in B.C. must pay PST on the vehicle if they register the vehicle in B.C. for use in B.C., unless a specific exemption applies. For more information, see [Bulletin PST 308](#), PST on Vehicles.

Related Services

PST applies to the purchase of a related service provided or to be provided in B.C., unless a specific exemption applies. The tax rate on related services is 7%. PST applies even if you (the purchaser) are a non-resident.

Note: Related services provided in B.C. to goods that are brought or sent into B.C. for the sole purpose of having the related services provided are exempt from PST if, after the services are provided, the goods are immediately transferred out of B.C. for use outside B.C.

For more information, including documentation requirements for the exemption mentioned above, see [Bulletin PST 301](#), Related Services.

Accommodation

PST of 8% applies to sales of short-term accommodation provided in B.C., unless a specific exemption applies. In addition to the 8% PST, the up to 3% municipal and regional district tax (MRDT) applies, on behalf of municipalities, regional districts and eligible entities, to sales of short-term accommodation provided in participating areas of B.C.

As a non-resident, you must pay PST (and MRDT, if applicable) on all short-term accommodation provided in B.C. (i.e. no exemption applies to purchases of accommodation by non-residents).

For more information, see our [Accommodation](#) page.

Legal Services

For information on how PST applies to purchases of legal services by non-residents, see [Bulletin PST 106](#), Legal Services.

Software

In this section, software means intangible software (e.g. provided over the internet, including by email, file transfer protocol (FTP), download or other electronic means).

As a non-resident, unless a specific exemption applies, you must pay 7% PST on the purchase price of software if either of the following applies:

- You (the purchaser) are in B.C. and purchase software for use on, through or with an electronic device ordinarily situated in B.C.
- You purchase software (anywhere, including outside B.C.) and use that software on, through or with an electronic device ordinarily situated in B.C., provided you are either:
 - a non-resident individual who owns real property in B.C., or
 - a non-resident individual who leases, as lessee, real property in B.C. if the term of the lease, including the cumulative total of all options and rights to extend or renew that lease, is at least five years.

Stationary electronic devices, such as desktop computers or televisions, are ordinarily situated in B.C. if they are located at an address in B.C.

Mobile electronic devices, such as mobile phones, are considered to be ordinarily situated in B.C. if they are assigned a B.C. area code (e.g. 250, 604, 778, 236). However, some mobile devices do not have an area code (e.g. a laptop or tablet). If there is no area code or the area code is not known, another method must be used to determine where the device is ordinarily situated, such as the billing address, IP address or address where the software is provided.

Note: If you carry on business in B.C. or enter B.C. with the intention of carrying on business in B.C., and you purchase software for use both inside and outside B.C.,

you may be eligible to pay a proportional amount of PST based on your use of the software in B.C.

For more information, see [Bulletin PST 105](#), Software.

Telecommunication Services

PST applies to telecommunication services (e.g. phone, TV, internet services) if the service is utilized by means of an electronic device ordinarily situated in B.C. (see Software above for information on when devices are ordinarily situated in B.C.).

For more information, see [Bulletin PST 107](#), Telecommunication Services.

Exemptions

Goods Shipped Outside B.C.

If you purchase goods in B.C., you are exempt from PST if:

- the goods are to be shipped by the seller for delivery outside B.C., and
- no use is to be made of the goods by you while the goods are in B.C. except storage of the goods with the seller.

The first condition of this exemption is met if:

- the seller delivers the goods outside B.C. themselves (e.g. in their own vehicle),
or
- the seller contracts with a common carrier, delivery company, shipping company or forwarding agent to have the goods shipped to a location outside B.C. The common carrier, delivery company, shipping company or forwarding agent **must** be hired by the seller and cannot be a relative, friend, employee or other person sent or contracted by the purchaser to pick up or deliver the goods to a location outside B.C.

Note: PST may apply if you later bring or send the goods into B.C., or receive delivery of the goods in B.C.

To support this exemption, collectors (i.e. sellers) must keep documentation that shows they delivered the goods outside B.C., such as a bill of lading, third-party delivery documents or shipping invoices. Collectors may also use the Out-of-Province Delivery Exemption ([FIN 462](#)) to record the goods they delivered to a location outside B.C. The FIN 462 is an optional form that may be used in addition to the required documentation described above.

Vehicles Purchased for Use Outside B.C.

If you purchase a vehicle in B.C. for use outside B.C., you are exempt from PST if all the following criteria are met:

- The vehicle is a type that is eligible for registration under the vehicle registration legislation as defined in the Provincial Sales Tax Act
- The vehicle is purchased for use primarily outside B.C.
- The vehicle will not be used in B.C. for a business purpose
- The vehicle will not be registered in B.C.
- If you are purchasing the vehicle as an individual, you are not a resident of B.C.

To support this exemption, collectors must keep a completed Certificate of Exemption – Purchase of Vehicle or Aircraft for Use Outside B.C. ([FIN 440](#)) from the purchaser.

Aircraft Purchased for Use Outside B.C.

If you purchase an aircraft in B.C. for use outside B.C., you are exempt from PST if all the following criteria are met:

- The aircraft is purchased for use primarily outside B.C.
- The aircraft will not be used in B.C. for a business purpose
- If you are purchasing the aircraft as an individual, you are not a resident of B.C.

To support this exemption, collectors must keep a completed Certificate of Exemption – Purchase of Vehicle or Aircraft for Use Outside B.C. ([FIN 440](#)) from the purchaser.

Other Exemptions

Non-residents may be eligible for other exemptions if the goods qualify for a specific PST exemption (e.g. goods obtained solely for resale or lease, and goods incorporated into other goods for resale). For more information, see our [PST exemptions and documentation requirements](#) page.



Need more info?

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The information in this bulletin is for your convenience and guidance and is not a replacement for the legislation.

Latest Revision

July 2024

- Corrected to reflect that the Certificate of Exemption – Purchase of Vehicle or Aircraft for Use Outside B.C. ([FIN 440](#)) is for use by purchasers, not lessees
 - Other minor revisions
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References: Provincial Sales Tax Act, sections 1 “accommodation”, “collector”, “electronic device”, “legal services”, “non-resident”, “related service”, “software”, “tangible personal property”, “telecommunication service”, “use”, “vehicle”, 9, 10, 28, 29, 34, 35, 39, 49, 50, 52, 105, 106, 119, 122, 123, 126, 130, 140.1, 141, 142, 145, 178, 179 and 192; Provincial Sales Tax Exemption and Refund Regulation, sections 24-26 and 73; Provincial Sales Tax Regulation, sections 10 and 17.