



**TSLEIL-WAUTUTH NATION
PROPERTY TRANSFER TAX RETURN
FIRST-TIME HOME BUYER EXEMPTION**



- Use this form only if you are claiming an exemption from the tax under the First-Time Home Buyer Exemption pursuant to section 15 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2016*.
- If you need more space when completing this Return, please attach additional details.
- A completed Return must be submitted with the application for registration of the taxable transfer. Applications for registration will not be accepted without a completed Return.
- A transferee who provides false or misleading information in a Return is subject to a penalty and interest in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2016*.
- All Returns are subject to review and reassessment in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2016*.
- In order to claim the First-Time Home Buyer Exemption, you must establish a residence on the subject property pursuant to section 16 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2016*, or will be required to repay the exempted property transfer tax, plus interest, in accordance with section 18 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2016*.

DATE
TAX PAID \$

A. TRANSFEREE (PURCHASER)

SURNAME	FIRST NAME	INITIAL
SURNAME	FIRST NAME	INITIAL
BIRTHDATE		
ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION?	<input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES , PERCENTAGE INTEREST BEING ACQUIRED: _____ %
ADDRESS (include street or PO box number, city and province)		
POSTAL CODE		

B. PREVIOUS ADDRESS FOR THE LAST TWO YEARS:

NAME	HOW LONG DID YOU RESIDE AT THIS ADDRESS?
ADDRESS (include street or PO box number, city and province)	
POSTAL CODE	

C. TRANSFEROR (VENDOR)

SURNAME	FIRST NAME	INITIAL
SURNAME	FIRST NAME	INITIAL

D. DESCRIPTION OF PROPERTY AND TRANSFER

1. REGISTRATION DATE OF TAXABLE TRANSFER: _____ DATE OF TRANSFER AGREEMENT: _____

2. ADDRESS OF THE PROPERTY: _____

3. LEGAL DESCRIPTION OF THE PROPERTY: _____

4. TAXABLE TRANSFER RELATED TO: VACANT LAND LAND WITH IMPROVEMENTS

5. PROPERTY TYPE: RESIDENTIAL COMMERCIAL OTHER: _____

6. TAXABLE TRANSFER TYPE: DISPOSITION OF LEASE (INCLUDING TRANSFER, GRANT, ASSIGNMENT)
 LEASE EXTENSION (MODIFICATION AGREEMENT)
 OPTION TO RENEW OR EXTEND LEASE
 LIFE ESTATE IN LEASE*

7. PREPAID LEASE: YES NO

8. TERM: _____ YEARS *AGE OF TRANSFEREE ON REGISTRATION DATE: _____

9. PERCENTAGE OF THE PROPERTY BEING TRANSFERRED IN THIS TAXABLE TRANSFER: _____

E. DETERMINATION OF FAIR MARKET VALUE

1 PREPAID LEASE:

GROSS PURCHASE PRICE:	\$ _____
OTHER CONSIDERATION PAID:	\$ _____
PROPERTY TAKEN IN TRADE:	\$ _____

2 LEASE THAT IS NOT PREPAID (INCLUDING AN OPTION TO RENEW OR EXTEND THE TERM):

A FAIR MARKET VALUE OF FEE SIMPLE INTEREST, INCLUDING IMPROVEMENTS:	\$ _____
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OR

B LUMP SUM CONSIDERATION PAID: \$ _____

ANNUAL RENTAL PAYMENT IN LAST YEAR RENT FIXED: \$ _____

3 LEASE OF PART OF IMPROVEMENTS ON LAND:

FAIR MARKET VALUE OF FEE SIMPLE INTEREST, INCLUDING IMPROVEMENTS: \$ _____

AGGREGATE RENTABLE AREA: _____

AGGREGATE RENTABLE AREA OF IMPROVEMENTS: _____

4 LEASE MODIFICATION AGREEMENT:

A IF 100 YEARS OR LESS

LUMP SUM CONSIDERATION PAID: \$ _____

ANNUAL RENTAL PAYMENT IN LAST YEAR RENT FIXED: \$ _____

B IF GREATER THAN 100 YEARS

FAIR MARKET VALUE OF FEE SIMPLE INTEREST, INCLUDING IMPROVEMENTS: \$ _____

5 LIFE ESTATE IN A LEASE:

FAIR MARKET VALUE OF LEASEHOLD INTEREST IN LAND, DETERMINED AS THOUGH THE LIFE ESTATE DID NOT EXIST: \$ _____

F. ADDITIONAL INFORMATION

IF THE GROSS PURCHASE PRICE DIFFERS FROM THE FAIR MARKET VALUE, INDICATE THE REASON FOR THE DIFFERENCE:

RELATED PARTY TRADE FORECLOSURE DISTRESS SALE

OTHER: _____

IF OTHER PROPERTY TAKEN IN TRADE, INDICATE LEGAL DESCRIPTION AND ADDRESS:

G. PROPERTY TRANSFER TAX CALCULATION

FAIR MARKET VALUE OF TAXABLE TRANSFER: \$ _____ A

1% ON FIRST \$200,000 FAIR MARKET VALUE, 2% ON PORTION OF FAIR MARKET VALUE THAT EXCEEDS \$200,000 BUT DOES NOT EXCEED \$2,000,000, AND 3% ON REMAINDER OF FAIR MARKET VALUE: \$ _____ B

PERCENTAGE INTEREST IN PROPERTY BEING ACQUIRED BY ELIGIBLE FIRST-TIME HOME BUYERS: % _____ C

PROPORTIONAL EXEMPTION FROM PROPERTY TRANSFER TAX : LINE C x LINE B _____ D

PROPERTY TRANSFER TAX PAYABLE: LINE B – LINE D \$ _____ E

I. ADDITIONAL INFORMATION

1 IS THE PROPERTY LARGER THAN 0.5 HECTARES?

YES NO INDICATE SIZE: _____ HECTARES

2 ARE THERE ANY IMPROVEMENTS ON THE PROPERTY OTHER THAN A RESIDENCE?

YES NO IF YES, LIST OTHER IMPROVEMENTS:

J. DECLARATION

Complete the following questions only if you are applying for the First-time Home Buyer Exemption. A penalty will be charged where a person provides false or misleading information when making a claim for an exemption.

	PURCHASER 1		PURCHASER 2	
1 Have you ever owned land or held an interest in land under a lease that constituted your principal residence?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
2 Have you ever received a first-time home buyer exemption from the Tsleil-Waututh Nation, another First Nation, or any other government?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
3 On the registration date, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO

I CERTIFY THAT THE INFORMATION GIVEN IN THIS RETURN IS COMPLETE AND CORRECT IN ALL RESPECTS.

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		
PRINT NAME		

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		
PRINT NAME		