



**TSLEIL-WAUTUTH NATION  
PROPERTY TRANSFER TAX GENERAL RETURN**



- Use this form only if you are NOT claiming an exemption from the tax.
- If you are claiming an exemption, please use a *Property Transfer Tax Exemption Return* form.
- If you need more space when completing this Return, please attach additional pages with 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*.

DATE
TAX PAID \$

**A. TRANSFEREE (PURCHASER)**

SURNAME	FIRST NAME	INITIAL
SURNAME	FIRST NAME	INITIAL
ADDRESS (include street or PO box number, city and province)		
POSTAL CODE		

**B. CONTACT NAME AND MAILING ADDRESS** (if different than A above)

CONTACT NAME	TELEPHONE NUMBER
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      AGE OF TRANSFEREE ON REGISTRATION DATE: \_\_\_\_ YEARS

7. PREPAID LEASE:       YES       NO

8. TERM: \_\_\_\_ YEARS

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

**E. DETERMINATION OF FAIR MARKET VALUE**

1. PREPAID LEASE:

GROSS PURCHASE PRICE:      \$ \_\_\_\_\_

OTHER CONSIDERATIONS 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:      \$ \_\_\_\_\_

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: \$ \_\_\_\_\_  
 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 \_\_\_\_\_  
 3% ON REMAINDER OF FAIR MARKET VALUE: \$ \_\_\_\_\_  
**PROPERTY TRANSFER TAX PAYABLE:** \$ \_\_\_\_\_

**H. ALLOCATION OF GROSS PURCHASE PRICE (NON-RESIDENTIAL PROPERTIES ONLY)**

REAL PROPERTY (LAND AND IMPROVEMENTS ONLY): \$ \_\_\_\_\_  
 MACHINERY, FURNITURE AND EQUIPMENT: \$ \_\_\_\_\_  
 GOODWILL AND OTHER TANGIBLES: \$ \_\_\_\_\_  
 OTHER (DESCRIBE): \$ \_\_\_\_\_  
 GROSS PURCHASE PRICE: \$ \_\_\_\_\_

**I. CERTIFICATION**

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

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME

**CORPORATE TRANSFEREE**

I CERTIFY THAT THE INFORMATION GIVEN IN THIS RETURN IS COMPLETE AND CORRECT, AND THAT I AM AN AUTHORIZED SIGNATORY FOR THE TRANSFEREE.

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME AND TITLE

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME AND TITLE