

# ADDITIONAL PROPERTY TRANSFER TAX RETURN

 under the *Property Transfer Tax Amendment Act, 2016*

## INSTRUCTIONS

- Complete this form if you are a foreign entity registering a transfer of residential property located in the Greater Vancouver Regional District.
- You must pay the additional tax and your property transfer tax when you register the property transfer with the Land Title Office.
- Send this completed form the same day you register the property transfer to the Ministry of Finance, Property Transfer Tax, PO Box 9427 Stn Prov Govt, Victoria BC V8W 9V1.
- See [Information Sheet 2016-006](#), *Additional Property Transfer Tax on Residential Property Transfers to Foreign Entities in the Greater Vancouver Regional District* for more information.
- If you need more space to complete the form, attach additional pages.
- All transactions will be audited.

**Freedom of Information and Protection of Privacy Act (FOIPPA)** The personal information on this form is collected for the purpose of administering the *Property Transfer Tax Act* under the authority of section 26(a) of the FOIPPA. 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 9V6 (telephone: Victoria at 250 387-0604 or toll-free at 1 888 355-2700).

FOR OFFICE USE
REGISTRATION DATE
PROPERTY TAX RETURN NUMBER

## A. PURCHASER / TRANSFEREE – List all purchasers acquiring an interest in the property with this transaction

Number of purchasers acquiring an interest in the property with this transaction \_\_\_\_\_

 As transferee, are you holding this property in a trust for others? YES  NO  If **YES**, attach the trust or any other relevant documents

 If you require more space and have attached pages, check (✓) here 

<b>PURCHASER 1</b>		COUNTRY OF CITIZENSHIP	
Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Other <input type="checkbox"/>			
PURCHASER 1 – LAST NAME / CORPORATION NAME		FIRST NAME	MIDDLE INITIAL
			BIRTH DATE YYYY / MM / DD
MAILING ADDRESS (include street or PO box, city, province/state/territory and country)			POSTAL CODE / ZIP CODE
Percentage interest acquired _____ %	On the date of registration, are you a Canadian citizen or a permanent resident as defined in the <i>Immigration and Refugee Protection Act</i> (Canada)? YES <input type="checkbox"/> NO <input type="checkbox"/>		
<b>PURCHASER 2</b>		COUNTRY OF CITIZENSHIP	
Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Other <input type="checkbox"/>			
PURCHASER 2 – LAST NAME / CORPORATION NAME		FIRST NAME	MIDDLE INITIAL
			BIRTH DATE YYYY / MM / DD
MAILING ADDRESS (include street or PO box, city, province/state/territory and country)			POSTAL CODE / ZIP CODE
Percentage interest acquired _____ %	On the date of registration, are you a Canadian citizen or a permanent resident as defined in the <i>Immigration and Refugee Protection Act</i> (Canada)? YES <input type="checkbox"/> NO <input type="checkbox"/>		

## B. CONTACT NAME AND MAILING ADDRESS (if different)

LAST NAME	FIRST NAME	MIDDLE INITIAL	TELEPHONE NUMBER
MAILING ADDRESS (include street or PO box, city, province/state/territory and country)			POSTAL CODE / ZIP CODE

## C. VENDOR / TRANSFEROR

LAST NAME / CORPORATION NAME	FIRST NAME	MIDDLE INITIAL
LAST NAME / CORPORATION NAME	FIRST NAME	MIDDLE INITIAL

**D. DESCRIPTION OF PROPERTY AND TRANSFER**

1. DATE OF REGISTRATION WITH LAND TITLE OFFICE YYYY / MM / DD	2. TRANSFER TO	
3. PROPERTY TYPE	4. TRANSACTION TYPE	5. PARCEL IDENTIFIER NUMBER (PID)
6. LEGAL DESCRIPTION	7. CIVIC ADDRESS OF PROPERTY (include municipality)	

**E. ADDITIONAL PROPERTY TRANSFER TAX CALCULATION**

Complete this section to determine the total additional tax payable. If the property is entirely classed as residential, complete E3, E8 to E10. For all other properties, complete as applicable.

1. Total value of all improvements \$ _____ E1	6. Value of residential improvement \$ _____ E6
2. Total value of land \$ _____ E2	7. Value of residential land \$ _____ E7 <i>(from E5a or E5b)</i>
3. Fair market value of property \$ _____ E3	8. Taxable amount <i>(from E3, or E6 plus E7, if applicable)</i> \$ _____ E8
4. Size of property in hectares _____ E4 – to convert square feet to hectares, multiply by 0.0000093 – to convert acres to hectares, divide by 2.471	9. Total percentage of ownership transferred _____ % E9
5a. If classified as mixed residential land, other than farm, enter the residential land value only, or \$ _____ E5a <i>(to E7)</i>	<b>10. Total taxable residence value</b> \$ _____ E10 <i>(E9 % of E8) (to Column B E11 &amp; E12)</i>
5b. If classified as farm land and property is larger than 0.5 hectares, then perform the following proportional land calculation	
$\$ \frac{\text{_____ (from E2)}}{\text{_____ (from E4)}} \div \text{_____ (from E4)} \times 0.5 = \text{_____ (to E7)} \text{ E5b}$	

Complete the table below for each purchaser acquiring an interest in the property. Attach additional pages if more space is required.

	PERCENTAGE OF OWNERSHIP TRANSFERRED <b>A</b>	TAXABLE RESIDENCE VALUE <i>(from Line E10 above)</i> <b>B</b>	ADDITIONAL PROPERTY TRANSFER TAX PAYABLE <b>A x B x 15% = C</b>
11. PURCHASER 1	%	\$	\$
12. PURCHASER 2	%	\$	\$

13. TOTAL ADDITIONAL PROPERTY TRANSFER TAX PAYABLE (Sum of Column C) \$ \_\_\_\_\_ E13  
*(to 16b on Property Transfer Tax Return)*

**F. SUPPORTING DOCUMENTS – Must be attached**

Copy of the trust or partnership agreement (if applicable)

**G. CERTIFICATION**

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

**I certify and declare that the information given in this return is complete and correct in all respects. I acknowledge that the penalties for tax avoidance or providing false information are the amount of unpaid tax, plus interest and a fine of up to \$200,000 and/or up to two years imprisonment.**

PURCHASER 1 – SIGNATURE	TELEPHONE NUMBER	TELEPHONE NUMBER (DAYTIME)	DATE SIGNED YYYY / MM / DD
<b>X</b>			
PURCHASER 2 – SIGNATURE	TELEPHONE NUMBER	TELEPHONE NUMBER (DAYTIME)	DATE SIGNED YYYY / MM / DD
<b>X</b>			

**CONSENT** – I consent that the information provided on this return may be verified by accessing relevant records held by the Home Owner Grant Office, the Land Title and Survey Authority of British Columbia (LTSA), BC Assessment (BCA) and other sources as required. Updated property information is provided to the LTSA, BCA and Canada Revenue Agency.