



TK'EMLÚPS TE SECWÉPEMC

DATE
TAX PAID \$

PROPERTY TRANSFER TAX FORM #4  
FIRST-TIME HOME BUYER EXEMPTION RETURN

- Use this form only if you are claiming an exemption from the tax under the First-Time Home Buyer Exemption pursuant to sections 14-16 of the *Tk'emlúps te Secwépe mc Property Transfer Tax Law, 2017*.
- 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 *Tk'emlúps te Secwépe mc Property Transfer Tax Law, 2017*.
- All Returns are subject to review and reassessment in accordance with the *Tk'emlúps te Secwépe mc Property Transfer Tax Law, 2017*.

**A. TRANSFEREE (PURCHASER)**

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

PURCHASER 1 – SURNAME FIRST NAME INITIAL

ADDRESS (include street or PO box number)

CITY/TOWN PROV POSTAL CODE

SOCIAL INSURANCE NUMBER DATE OF BIRTH

ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION? YES NO If YES percentage interest being acquired: \_\_\_\_\_

PURCHASER 2 - SURNAME FIRST NAME INITIAL

ADDRESS (include street or PO box number)

CITY/TOWN PROV POSTAL CODE

SOCIAL INSURANCE NUMBER DATE OF BIRTH

ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION? YES NO If YES percentage interest being acquired: \_\_\_\_\_

**B. PREVIOUS ADDRESS FOR THE LAST TWO YEARS:**

PURCHASER 1 – FULL NAME HOW LONG DID YOU RESIDE AT THIS ADDRESS?

STREET ADDRESS

CITY/TOWN PROV POSTAL CODE

PURCHASER 2 – FULL NAME

HOW LONG DID YOU RESIDE AT THIS ADDRESS?

STREET ADDRESS

CITY/TOWN

PROV

POSTAL CODE

**C. TRANSFEROR (VENDOR)**

SURNAME OR BUSINESS NAME

FIRST NAME

INITIAL

SURNAME OR BUSINESS NAME

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 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: \$ \_\_\_\_\_

OR

B LUMP SUM CONSIDERATION PAID: \$ \_\_\_\_\_

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

3 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 FAIR MARKET VALUE EXCEEDING \$200,000 BUT NOT EXCEEDING \$2,000,000, 3% ON FAIR MARKET VALUE EXCEEDING \$2,000,000: \$ \_\_\_\_\_

TAX EXEMPTION AMOUNT: \$ \_\_\_\_\_

**PROPERTY TRANSFER TAX PAYABLE: \$ \_\_\_\_\_**

**H. ADDITIONAL INFORMATION**

1 IS THE PROPERTY 0.5 HECTARES OR LESS?

YES  NO INDICATE SIZE: \_\_\_\_\_ HECTARES

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

YES  NO IF YES, LIST OTHER IMPROVEMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3 WILL THE PROPERTY BE USED AS THE TRANSFEREE'S PRINCIPAL RESIDENCE, PURSUANT TO SECTION 16 OF THE TK'EMLÚPS TE SECWÉPEMC PROPERTY TRANSFER TAX LAW, 2017? \_\_\_\_\_ YES \_\_\_\_\_ NO

**I. 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.

	<b>PURCHASER 1</b>		<b>PURCHASER 2</b>	
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 First 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 <i>Immigration and Refugee Protection Act</i> (Canada)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO

**J. CERTIFICATION**

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

PURCHASER 1 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME

PURCHASER 2 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME

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CONSENT: By signing this Form and applying for this exemption, I consent that the information provided on this form may be verified by *Tk'emlúps te Secwépmc* as required to ensure that I qualify for this exemption, in accordance with *the Tk'emlúps te Secwépmc Property Transfer Tax Law, 2017*.