



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 Secwépemc Property Transfer Tax Law, 2017*.
- **NO PARTIAL EXEMPTIONS ARE AVAILABLE.**
- **Every transferee must qualify for the exemption, and the exemption must apply to the entirety of the interest in land that is subject to the transfer.**
- 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 Secwépemc Property Transfer Tax Law, 2017*.
- All Returns are subject to review and reassessment in accordance with the *Tk'emlúps te Secwépemc 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 PERCENTAGE INTEREST BEING ACQUIRED

ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION? \_\_\_\_\_ YES \_\_\_\_\_ NO

**PURCHASER 2 - SURNAME** **FIRST NAME** **INITIAL**

ADDRESS (include street or PO box number)

CITY/TOWN PROV POSTAL CODE

SOCIAL INSURANCE NUMBER DATE OF BIRTH PERCENTAGE INTEREST BEING ACQUIRED

ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION? \_\_\_\_\_ YES \_\_\_\_\_ NO :

**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, AND 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 <i>Tk'emlúps te Secwépemc</i> , 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

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