



General Instructions: See the Guide for help completing this return. If you require more space, attach a separate sheet.

PART A - PURCHASER / TRANSFEREE (List all purchasers acquiring an interest in the property with this transaction)

PURCHASER 1 INDIVIDUAL [ ] CORPORATION [ ] OTHER: If NONE, specify:
Are you claiming an exemption? [ ] Percentage interest acquired %
Are you holding the property on behalf of a partnership? YES [ ] NO [ ] Are you a trustee? YES [ ] NO [ ]
LAST NAME / LEGAL CORPORATION NAME GIVEN NAME(S)
DATE OF BIRTH (YYYY / MM / DD) INDIVIDUAL TAX NUMBER BUSINESS NUMBER
On the date of registration, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada)? YES [ ] NO [ ] SOCIAL INSURANCE NUMBER COUNTRY OF CITIZENSHIP
If you are a confirmed BC Provincial Nominee (PN), provide your BC PN certificate number? BC PN CERTIFICATE NUMBER Are you claiming a BC PN exemption? YES [ ] NO [ ]
Do you intend to use the transferred property as your principal residence? YES [ ] NO [ ]
ADDRESS (Apt. No., Street No./Name, PO Box, RR) CITY
PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY
PREVIOUS ADDRESS FOR THE LAST TWO YEARS (Apt. No., Street No./Name, PO Box, RR) CITY
PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY
If you have not continuously resided in BC for at least one year prior to the registration date, list any two years that you filed income tax returns as a BC resident during the six years before the date of registration. LIST TWO TAX YEARS FILED IN BC

PURCHASER 2 INDIVIDUAL [ ] CORPORATION [ ] OTHER: If NONE, specify:
Are you claiming an exemption? [ ] Percentage interest acquired %
Are you holding the property on behalf of a partnership? YES [ ] NO [ ] Are you a trustee? YES [ ] NO [ ]
LAST NAME / LEGAL CORPORATION NAME GIVEN NAME(S)
DATE OF BIRTH (YYYY / MM / DD) INDIVIDUAL TAX NUMBER BUSINESS NUMBER
On the date of registration, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada)? YES [ ] NO [ ] SOCIAL INSURANCE NUMBER COUNTRY OF CITIZENSHIP
If you are a confirmed BC Provincial Nominee (PN), provide your BC PN certificate number? BC PN CERTIFICATE NUMBER Are you claiming a BC PN exemption? YES [ ] NO [ ]
Do you intend to use the transferred property as your principal residence? YES [ ] NO [ ]
ADDRESS (Apt. No., Street No./Name, PO Box, RR) CITY
PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY
PREVIOUS ADDRESS FOR THE LAST TWO YEARS (Apt. No., Street No./Name, PO Box, RR) CITY
PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY
If you have not continuously resided in BC for at least one year prior to the registration date, list any two years that you filed income tax returns as a BC resident during the six years before the date of registration. LIST TWO TAX YEARS FILED IN BC

**PART B – CONTACT NAME AND MAILING ADDRESS (if different than Part A)**

LAST NAME GIVEN NAME(S) TELEPHONE NUMBER

ADDRESS (Apt. No., Street No./Name, PO Box, RR) CITY

PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY

**PART C – VENDOR / TRANSFEROR INFORMATION****VENDOR 1**

Have you made reasonable efforts to confirm residency status of the vendor? YES  NO

As defined under the **Income Tax Act (Canada)**, is the vendor a: RESIDENT OF CANADA  NON-RESIDENT OF CANADA

LAST NAME / LEGAL CORPORATION NAME GIVEN NAME(S) TELEPHONE NUMBER

ADDRESS (Apt. No., Street No./Name, PO Box, RR) CITY

PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY

**VENDOR 2**

Have you made reasonable efforts to confirm residency status of the vendor? YES  NO

As defined under the **Income Tax Act (Canada)**, is the vendor a: RESIDENT OF CANADA  NON-RESIDENT OF CANADA

LAST NAME / LEGAL CORPORATION NAME GIVEN NAME(S) TELEPHONE NUMBER

ADDRESS (Apt. No., Street No./Name, PO Box, RR) CITY

PROVINCE/TERRITORY/STATE POSTAL/ZIP CODE COUNTRY

**PART D – DESCRIPTION OF PROPERTY AND TRANSFER**

1. DATE TRANSACTION WAS COMPLETE YYYY / MM / DD 2. DATE OF INTERIM AGREEMENT OR CONTRACT YYYY / MM / DD

3. TRANSFER OF 4. PROPERTY TYPE 5. TRANSACTION TYPE 6. PARCEL IDENTIFIER NUMBER (PID)

7. LEGAL DESCRIPTION

8. CIVIC ADDRESS OF PROPERTY (Apt. No., Street No./Name) MUNICIPALITY

9. What percentage interest in this property is being transferred in this transaction? %

**PART E – TERMS**

1. Funds \$

2. Financing \$

3. Other consideration paid or property taken in trade (provide details): \$

4. **GROSS PURCHASE PRICE** (total of E1, E2, and E3) \$

5. If the terms of this transaction include property taken in trade (E3), identify the property by providing the following:  
 ADDRESS (Apt. No., Street No./Name, PO Box, RR, City, Province/Territory/State, Country) PARCEL IDENTIFIER NUMBER (PID)  
 LEGAL DESCRIPTION

6. LENDER NAME BRANCH NUMBER

**PART F – ALLOCATION OF GROSS PURCHASE PRICE (non-residential properties only)**

- |  |    |   |    |
|--|----|---|----|
| 1. Real property ( <i>land and buildings</i> ) | \$ | 5. If <b>Other</b> , provide a brief explanation: | \$ |
| 2. Chattels                                    | \$ |   |    |
| 3. Fixtures                                    | \$ |   |    |
| 4. Goodwill, quotas and other intangibles      | \$ | 6. <b>GROSS PURCHASE PRICE</b>                    | \$ |

**Note:** F1 and F3 are subject to property transfer tax unless **Provincial Sales Tax** has been paid under the *Provincial Sales Tax Act*.  
Property transfer tax may or may not apply to F4 and F5.

**PART G – ADDITIONAL INFORMATION**

- |   |  |  |  |
|---|--|--|--|
| 1. Lease term ( <i>including any renewals</i> )   |  | 9. What is the relationship between the transferee and the deceased?   |  |
| 2. Charitable Registration Number   |  | 10. Who resided on the property immediately prior to the death of the deceased?  |  |
| 3. Advance Tax Ruling Number ( <i>if applicable</i> )   |  | 11. Who resides on the property?   |  |
| 4. Jurisdiction and Section   |  | 12. For how long? years: months:   |  |
| 5. Order in Council Number  |  | 13. Is there more than one improvement on the property ( <i>e.g., 2 houses, or house and mobile home, etc.</i> )? YES <input type="checkbox"/> NO <input type="checkbox"/> |  |
| 6. Separation Agreement or Court Order YES <input type="checkbox"/>   |  | If <b>YES</b> , how many?  |  |
| 7. What is the relationship to transferor/settlor?  |  | 14. Do the improvements contain a commercial portion? YES <input type="checkbox"/> NO <input type="checkbox"/>   |  |
| 8. Provide the name of the person farming the land and the relationship of that person to the transferor and transferee |  | If <b>YES</b> , will it continue to be used as commercial?<br>YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>                    |  |

**PART H – PROPORTIONAL PRINCIPAL RESIDENCE INFORMATION**

- |   |    |  |    |
|---|----|--|----|
| 1. Is the property larger than 0.5 hectares ( <i>1.24 acres</i> )? YES <input type="checkbox"/> NO <input type="checkbox"/> |    | 6. Size of property in hectares                                      |    |
| Size of property Units  |    | 7. Value of residential improvements                                 | \$ |
| 2. Are the improvements entirely residential? YES <input type="checkbox"/> NO <input type="checkbox"/>                      |    | 8. Land value portion eligible for exemption                         | \$ |
| 3. Value of improvements  | \$ | 9. Value of residential improvements and land eligible for exemption | \$ |
| 4. Value of land  | \$ |  |    |
| 5. Fair market value of property  | \$ |  |    |

**PART I – PROPERTY TRANSFER TAX CALCULATION**

- |  |  |  |    |
|--|--|--|----|
| 1. Is this return for a previously withdrawn or cancelled transfer? YES <input type="checkbox"/> NO <input type="checkbox"/> |  | 4. Fair market value of property   | \$ |
| 2. Provide Land Title Registration Number  |  | 5. Gross PTT amount ( <i>before exemption</i> )  | \$ |
| 3. If the gross purchase price differs from the fair market value, select the reason for the difference                      |  | 6. PTT exemption amount  | \$ |
| If <b>Other</b> , provide a brief explanation:   |  | 7. <b>BASIC PTT AMOUNT</b>   | \$ |
|  |  | 8. <b>PTT AMOUNT ON RESIDENTIAL PROPERTY GREATER THAN \$3,000,000</b> – Use this <b>calculator</b> to determine the amount | \$ |
|  |  | 9. <b>ADDITIONAL PTT AMOUNT</b> – Enter amount from Section E, <i>Additional Property Transfer Tax Return (FIN 532)</i>    | \$ |
|  |  | 10. <b>TOTAL PTT PAYABLE</b>   | \$ |
|  |  | 11. <b>TAX PAID</b>  | \$ |

**PART J – FUNDS TRANSFER AUTHORIZATION (not applicable for this manual form)**

**PART K – FIRST TIME HOME BUYERS' DECLARATION**

**DECLARATION** – Complete this section **only** if you are applying for the first time home buyers' exemption. Before completing, make sure you read and understand the qualifications for the exemption and the first year requirements, as explained in the [Guide to the First Time Home Buyers' Program](#).

**Penalty for False Declaration** – if you make a false declaration, you will be charged an amount equal to **double** the tax (the tax you owe plus a penalty equal to the exemption you claimed).

	<b>Purchaser 1</b>	<b>Purchaser 2</b>
1. Have you owned an interest in a principal residence (where you lived) anywhere in the world at any time?	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
2. Have you ever received a BC first time home buyers' exemption or refund?	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
3. On the date of registration, are you a Canadian citizen or a permanent resident as defined in the <i>Immigration and Refugee Protection Act (Canada)</i> ?	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
4. Have you continuously resided in BC for at least one year immediately prior to the registration date OR filed two income tax returns as a BC resident during the six years before the date of registration?	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

**PART L – CERTIFICATION**

**IMPORTANT** – This portion of the return **must** be signed by **ALL** 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 there are penalties for tax avoidance or providing false information. These penalties may include double the tax, tax plus interest and a fine and/or up to two years imprisonment.

*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 9V1 (telephone: Victoria at 250 387-0555 or toll-free at 1 888 355-2700).

PURCHASER 1 SIGNATURE	TELEPHONE NUMBER (Daytime)	DATE SIGNED YYYY MM DD
X		
PURCHASER 2 SIGNATURE	TELEPHONE NUMBER (Daytime)	DATE SIGNED YYYY MM DD
X		

**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), the ministry responsible for the BC Provincial Nominee Program and other sources as required. Updated property information is provided to the LTSA, BCA and Canada Revenue Agency.

**SUBMIT YOUR RETURN AND PAYMENT**

Submit your return and payment to the Land Title and Survey Authority of British Columbia. Your cheque, bank draft or money order must reference your PID number and be payable to the Minister of Finance.

**Send To:**

Land Title and Survey Authority of British Columbia  
Suite 500-11 Eighth Street  
New Westminster, BC V3M 3N7

**In Person:**

Visit your nearest Land Title and Survey Authority of British Columbia office. Locations can be found at [ltsa.ca/contact-us](https://www.ltsa.ca/contact-us)

Keep a photocopy for your records.