

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

- Use this form only if you are NOT claiming an exemption from the tax.
- Please read the *Guide for Completion of Property Transfer Tax Returns* for assistance in completing this Return.
- 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 and may be subject to court action in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2017*.
- All Returns are subject to review and reassessment in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2017*.

DATE
TAX PAID \$

**A. TRANSFEREE (PURCHASER)**

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

PURCHASER 1 - SURNAME FIRST NAME INITIAL

STREET ADDRESS

CITY/TOWN PROV POSTAL CODE

Percentage interest being acquired: \_\_\_\_\_

PURCHASER 2 - SURNAME FIRST NAME INITIAL

ADDRESS (include street or PO box number)

CITY/TOWN PROV POSTAL CODE

Percentage interest being acquired: \_\_\_\_\_

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

CONTACT NAME TELEPHONE NUMBER

ADDRESS (include street or PO box number)

CITY/TOWN PROV POSTAL CODE

**C. TRANSFEROR (VENDOR)**

SURNAME FIRST NAME INITIAL

SURNAME FIRST NAME INITIAL

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**D. DESCRIPTION OF PROPERTY AND TRANSFER**

1. REGISTRATION DATE OF TAXABLE TRANSFER: \_\_\_\_\_ DATE OF TRANSFER AGREEMENT: \_\_\_\_\_

2. ADDRESS OF THE PROPERTY: \_\_\_\_\_

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3. LEGAL DESCRIPTION OF THE PROPERTY: \_\_\_\_\_

4. TAXABLE TRANSFER RELATED TO:  VACANT LAND  LAND WITH IMPROVEMENTS5. 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: \_\_\_\_\_ YEARS7. PREPAID LEASE:  YES  NO

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

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

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

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**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:  
\_\_\_\_\_  
\_\_\_\_\_

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**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:	\$ _____
<b>PROPERTY TRANSFER TAX PAYABLE:</b>	<b>\$ _____</b>

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**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): _____	\$ _____
<b>GROSS PURCHASE PRICE:</b>	<b>\$ _____</b>

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**I. 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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**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

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