

**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, 2019*.
- All Returns are subject to review and reassessment in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2019*.

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

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 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: ____ 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 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: \$ _____

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:	\$ _____
PROPERTY TRANSFER TAX PAYABLE:	\$ _____

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): _____	\$ _____
GROSS PURCHASE PRICE:	\$ _____

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
X		

PRINT NAME

PURCHASER 2 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		

PRINT NAME

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
X		

PRINT NAME AND TITLE

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		

PRINT NAME AND TITLE
