



**TSLEIL-WAUTUTH NATION PTT  
FORM #1**

**PROPERTY TRANSFER TAX  
GENERAL RETURN**

DATE

TAX PAID  
\$

- Use this form only if you are NOT claiming an exemption from property transfer tax.
- If you are claiming an exemption, please complete the applicable Tsleil-Waututh Nation 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 of the taxable transfer 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, 2025*.
- All Returns are subject to review and reassessment in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.

**A. TRANSFEE (PURCHASER)**

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

**PURCHASER 1 – SURNAME OR BUSINESS NAME**

**FIRST NAME**

**INITIAL**

ADDRESS (include street or PO box number)

CITY/TOWN

PROV

POSTAL CODE

INCORPORATION NO. (if applicable)

PERCENTAGE INTEREST BEING ACQUIRED: \_\_\_\_\_

**PURCHASER 2 - SURNAME OR BUSINESS NAME**

**FIRST NAME**

**INITIAL**

ADDRESS (include street or PO box number)

CITY/TOWN

PROV

POSTAL CODE

INCORPORATION NO. (if applicable)

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

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**C. TRANSFEROR (VENDOR)**

SURNAME OR BUSINESS NAME

FIRST NAME

INITIAL

SURNAME OR BUSINESS NAME

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 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: \_\_\_\_\_

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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:

\$ \_\_\_\_\_

#### 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 \$ \_\_\_\_\_

ADDITIONAL 2% ON THE PORTION OF THE FAIR MARKET VALUE OF A RESIDENTIAL PROPERTY THAT EXCEEDS \$3,000,000 (calculated in accordance with section 8(2) of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*)

\$ \_\_\_\_\_

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

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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.

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SIGNATURE

TELEPHONE NUMBER

DATE SIGNED

**X**

PRINT NAME AND TITLE

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SIGNATURE

TELEPHONE NUMBER

DATE SIGNED

**X**

PRINT NAME AND TITLE

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ACKNOWLEDGEMENT: By signing this Form and submitting this information, I acknowledge that the information provided on this Form may be verified by Tsleil-Waututh Nation as required to determine property transfer tax payable, in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.