



**TSLEIL-WAUTUTH NATION**  
**PTT FORM #3**  
**PROPERTY TRANSFER TAX**  
**MEMBERS, TWN AND TWN ENTITIES**  
**EXEMPTION RETURN**

|                         |
|-------------------------|
| DATE                    |
| TAX PAID<br>\$          |
| EXEMPTION CODE CLAIMED: |

- Use this form only if you are claiming an exemption from property transfer tax under section 13 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.
- If you are not claiming an exemption, please complete the Property Transfer Tax General Return, using PTT Form #1.
- 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 transfer. Applications for registration of a 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*.

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**A. TRANSFEEE (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

MEMBER STATUS NUMBER OR INCORPORATION NUMBER

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

MEMBER STATUS NUMBER OR INCORPORATION NUMBER

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

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**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

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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 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 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, 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:

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

EXEMPTION CODE: \_\_\_\_\_

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*):

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

TAX EXEMPTION AMOUNT:

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

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. ADDITIONAL INFORMATION AND REQUIREMENTS FOR EXEMPTIONS

1 IF CLAIMING EXEMPTION CODE 23, ATTACH EVIDENCE THAT THE CORPORATION MEETS THE DEFINITION OF "TSLEIL-WAUTUTH NATION ENTITY" AT S. 2(1) OF THE *TSLEIL-WAUTUTH NATION PROPERTY TRANSFER TAX LAW, 2025*.

2 IF CLAIMING EXEMPTION CODE 24 UNDER PARAGRAPH (c):

IF THE MEMBER AND THE MEMBER'S SPOUSE ARE COMMON LAW PARTNERS, HAVE THEY COHABITATED FOR AT LEAST ONE YEAR?

☐ YES ☐ NO

3 IF CLAIMING EXEMPTION CODE 24 OR 25, WILL THE PROPERTY BE USED BY THE MEMBER AS THEIR PRINCIPAL RESIDENCE?

☐ YES ☐ NO

4 IF CLAIMING EXEMPTION CODE 24, WILL THE TRANSFEREE HOLD THE INTEREST DIRECTLY?

☐ YES ☐ NO

5 IF CLAIMING EXEMPTION CODE 25, ATTACH A DECLARATION FROM THE TRUSTEE SETTING OUT THE NAMES OF ALL THE BENEFICIARIES

\_\_\_\_\_  
\_\_\_\_\_

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**J. CERTIFICATION**

I CERTIFY THAT THE INFORMATION GIVEN IN THIS RETURN IS COMPLETE AND CORRECT IN ALL RESPECTS AND THAT I QUALIFY FOR THE EXEMPTION CLAIMED.

|                         |                  |             |
|-------------------------|------------------|-------------|
| PURCHASER 1 - SIGNATURE | TELEPHONE NUMBER | DATE SIGNED |
|-------------------------|------------------|-------------|

|          |  |  |
|----------|--|--|
| <b>X</b> |  |  |
|----------|--|--|

PRINT NAME

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|                         |                  |             |
|-------------------------|------------------|-------------|
| 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, THAT THE TRANSFEREE QUALIFIES FOR THE EXEMPTION CLAIMED, AND THAT I AM AN AUTHORIZED SIGNATORY FOR THE TRANSFEREE.

|           |                  |             |
|-----------|------------------|-------------|
| SIGNATURE | TELEPHONE NUMBER | DATE SIGNED |
|-----------|------------------|-------------|

|          |  |  |
|----------|--|--|
| <b>X</b> |  |  |
|----------|--|--|

PRINT NAME AND TITLE

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|           |                  |             |
|-----------|------------------|-------------|
| SIGNATURE | TELEPHONE NUMBER | DATE SIGNED |
|-----------|------------------|-------------|

|          |  |  |
|----------|--|--|
| <b>X</b> |  |  |
|----------|--|--|

PRINT NAME AND TITLE

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ACKNOWLEDGEMENT: By signing this Form and applying for this exemption, I acknowledge that the information provided on this form may be verified by Tsleil-Waututh Nation as required to ensure that I qualify for this exemption, in accordance with the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.

**EXEMPTION CODES**

- 22 A taxable transfer to the Tsleil-Waututh Nation as the sole transferee, pursuant to paragraph 13(1)(a) of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.
- 23 A taxable transfer to a Tsleil-Waututh Nation Entity\* as the sole transferee, pursuant to paragraph 13(1)(b) of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.
- \* "Tsleil-Waututh Nation Entity" means
- (a) a corporation in which one hundred percent (100%) of the shares are owned, directly or indirectly, by the Tsleil-Waututh Nation, or
  - (b) a not-for-profit corporation or society in which the Tsleil-Waututh Nation beneficially holds or controls, directly or indirectly, not less than fifty percent (50%) of all membership voting rights.
- 24 A taxable transfer to a member, where
- (a) the member is the only transferee,
  - (b) all of the transferees are members, or
  - (c) the member and the member's spouse are the only transferees,
- provided that the transferee will hold the interest directly and not as a trustee, and the interest will be the transferee's principal residence, pursuant to paragraph 13(1)(c) of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.
- 25 A taxable transfer to a trustee who will hold the interest in trust for the sole benefit of one or more members and no other person, provided at least one of the members will use the interest as their principal residence, pursuant to paragraph 13(1)(d) of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.