



## TSLEIL-WAUTUTH NATION FORM #5

### NEW HOUSING EXEMPTION RETURN

DATE
TAX PAID \$
EXEMPTION CODE CLAIMED: 27

- Use this form only if you are claiming an exemption from property transfer tax under the New Housing Exemption pursuant to sections 19-21 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.
- Do not complete this Return if you applied for a First-Time Home Buyer Exemption, using Tsleil-Waututh Nation PTT Form #4.
- 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 every 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*.

#### A. TRANSFEREE (PURCHASER)

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

**PURCHASER 1 - SURNAME**

**FIRST NAME**

**INITIAL**

ADDRESS (include street or PO box number)

CITY/TOWN

PROV

POSTAL CODE

DATE OF BIRTH

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

**PURCHASER 2 - SURNAME**

**FIRST NAME**

**INITIAL**

ADDRESS (include street or PO box number)

CITY/TOWN

PROV

POSTAL CODE

DATE OF BIRTH

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

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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

1	FAIR MARKET VALUE OF TAXABLE TRANSFER:	\$	_____	A
2	1% ON FIRST \$200,000 FAIR MARKET VALUE, 2% ON REMAINDER OF FAIR MARKET VALUE:	\$	_____	B
3	IF THE FAIR MARKET VALUE OF THE ENTIRE PROPERTY IS GREATER THAN \$1,100,000 (QV) BUT NOT EXCEEDING \$1,150,000, EXEMPTION AMOUNT IS: (LINE B) \$ _____ × ((\$1,100,000 + \$50,000 – LINE A) / \$50,000) =	\$	_____	C
4	PERCENTAGE INTEREST IN PROPERTY BEING ACQUIRED BY QUALIFYING INDIVIDUALS:	%	_____	D
5	PROPORTIONAL EXEMPTION FROM PROPERTY TRANSFER TAX: (LINE D x LINE B) OR (LINE D x LINE C)	\$	_____	E
6	PROPERTY TRANSFER TAX PAYABLE: (LINE B - LINE E)	\$	_____	

## H. ADDITIONAL INFORMATION FOR EXEMPTION

1 IS THE TRANSFEREE A CANADIAN CITIZEN OR PERMANENT RESIDENT?

TRANSFEREE 1: ☐ YES ☐ NO IF YES, ATTACH PROOF: \_\_\_\_\_

TRANSFEREE 2: ☐ YES ☐ NO IF YES, ATTACH PROOF: \_\_\_\_\_

2 IS THE PROPERTY LARGER THAN 0.5 HECTARES?

☐ YES ☐ NO INDICATE SIZE: \_\_\_\_\_ HECTARES

3 WILL THE PROPERTY BE USED BY EACH TRANSFEREE AS THEIR PRINCIPAL RESIDENCE? ☐ YES ☐ NO

4 DOES THE PROPERTY CONTAIN AN IMPROVEMENT OTHER THAN THE RESIDENTIAL IMPROVEMENT? ☐ YES ☐ NO

5 ATTACH A DECLARATION FROM THE TRANSFEREES, IN THE FORM PROVIDED AT SCHEDULE "A".

## I. 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

PURCHASER 2 – SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		

PRINT NAME

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 CODE

- 27 A transfer of a newly built home to be occupied as the transferee's principal residence, pursuant to sections 19- 21 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.

**PTT Form #5 - SCHEDULE 'A'**

**ADDITIONAL INFORMATION FOR EXEMPTION CODE 27**

**COMPLETE IF CLAIMING EXEMPTION CODE 27**

**STATUTORY DECLARATION**

I, \_\_\_\_\_, of \_\_\_\_\_ [town/city], of the Province of \_\_\_\_\_, do SOLEMNLY DECLARE that:

1. I am a transferee to the transfer described in the attached Tsleil-Waututh Nation PTT Form #5 (the "Transfer").
2. I am a Canadian citizen or permanent resident of Canada.
3. The Transfer meets all the requirements for the new housing exemption as set out at section 20 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.
4. It is my intention that the subject property will be my principal residence, in accordance with section 21 of the *Tsleil-Waututh Nation Property Transfer Tax Law, 2025*.

AND I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at \_\_\_\_\_ )

\_\_\_\_\_, British Columbia, this \_\_\_\_ day of )

\_\_\_\_\_, 20\_\_\_\_ )

\_\_\_\_\_  
Signature

\_\_\_\_\_)  
A Commissioner for Taking Affidavits  
for British Columbia )