

**SKOWKALE FIRST NATION  
PROPERTY TRANSFER TAX RETURN  
FIRST-TIME HOME BUYER EXEMPTION**

- Use this form only if you are claiming an exemption from the tax under the First-Time Home Buyer Exemption.
- Please read the *Guide for Completion of Property Transfer Tax Returns* for assistance in completing this Return.
- If you need more space when completing this Return, please attach additional 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 in accordance with the *Skowkale First Nation Property Transfer Tax Law, 2016*.
- All Returns are subject to review and reassessment in accordance with the *Skowkale First Nation Property Transfer Tax Law, 2016*.

DATE
TAX PAID \$

**A. TRANSFEREE (PURCHASER)**

SURNAME	FIRST NAME	INITIAL
SURNAME	FIRST NAME	INITIAL
BIRTHDATE		
ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION? <input type="checkbox"/> YES <input type="checkbox"/> NO                 IF <b>YES</b> , PERCENTAGE INTEREST BEING ACQUIRED: _____%		
ADDRESS (include street or PO box number, city and province)		
POSTAL CODE		

**B. PREVIOUS ADDRESS FOR THE LAST TWO YEARS:**

NAME	HOW LONG DID YOU RESIDE AT THIS ADDRESS?
ADDRESS (include street or PO box number, city and province)	
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: \_\_\_\_\_

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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\*

7. PREPAID LEASE:
  YES
  NO

8. TERM: \_\_\_\_\_ YEARS      \*AGE OF TRANSFEREE ON REGISTRATION DATE: \_\_\_\_\_

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:	\$ _____	A
1% ON FIRST \$200,000 FAIR MARKET VALUE AND 2% ON REMAINDER OF FAIR MARKET VALUE:	\$ _____	B
PERCENTAGE INTEREST IN PROPERTY BEING ACQUIRED BY ELIGIBLE FIRST-TIME HOME BUYERS:	% _____	C
PROPORTIONAL EXEMPTION FROM PROPERTY TRANSFER TAX :	LINE C x LINE B	D
<b>PROPERTY TRANSFER TAX PAYABLE:</b>	LINE B – LINE	E
D	\$ _____	

**I. ADDITIONAL INFORMATION**

1 IS THE PROPERTY LARGER THAN 0.5 HECTARES?  
 YES     NO    INDICATE SIZE: \_\_\_\_\_ HECTARES

2 ARE THERE ANY IMPROVEMENTS ON THE PROPERTY OTHER THAN A RESIDENCE?  
 YES     NO    IF YES, LIST OTHER IMPROVEMENTS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**J. DELCLARATION**

Complete the following questions only if you are applying for the First-time Home Buyer Exemption.  
 A penalty will be charged where a person provides false or misleading information when making a claim for an exemption.

	PURCHASER 1		PURCHASER 2	
1 Have you ever owned land or held an interest in land under a lease that constituted your principal residence?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
2 Have you ever received a first-time home buyer exemption from the First Nation, another First Nation, or any other government?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO
3 On the registration date, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO

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

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		
PRINT NAME		

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
<b>X</b>		
PRINT NAME		