



SHXWHÁ:Y VILLAGE PTT FORM #4

**FIRST-TIME HOME BUYER
EXEMPTION RETURN**

DATE
TAX PAID \$
EXEMPTION CODE CLAIMED: 27

- Use this form only if you are claiming an exemption from the tax under the First-Time Home Buyer Exemption pursuant to sections 14-16 of the *Shxwhá:y Village Property Transfer Tax Law, 2022*.
- Do not complete this Return if you applied for a New Housing Exemption, using Shxwhá:y Village PTT Form #5.
- 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 *Shxwhá:y Village Property Transfer Tax Law, 2022*.
- All Returns are subject to review and reassessment in accordance with the *Shxwhá:y Village Property Transfer Tax Law, 2022*.

A. TRANSFEREE (PURCHASER)

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

PURCHASER 1 - SURNAME	FIRST NAME	INITIAL
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ADDRESS (include street or PO box number)

CITY/TOWN	PROV	POSTAL CODE
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DATE OF BIRTH

ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION?	YES	NO	IF YES , PERCENTAGE INTEREST BEING ACQUIRED: _____
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PURCHASER 2 - SURNAME	FIRST NAME	INITIAL
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ADDRESS (include street or PO box number)

CITY/TOWN	PROV	POSTAL CODE
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DATE OF BIRTH

ARE YOU A FIRST-TIME HOME BUYER AND APPLYING FOR THE EXEMPTION?	YES	NO	IF YES , PERCENTAGE INTEREST BEING ACQUIRED: _____
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B. PREVIOUS ADDRESS FOR THE LAST TWO YEARS:

PURCHASER 1 – FULL NAME	HOW LONG DID YOU RESIDE AT THIS ADDRESS?
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ADDRESS (include street or PO box number)

CITY/TOWN	PROV	POSTAL CODE
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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:

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 \$500,000 (QV) BUT NOT EXCEEDING \$525,000, EXEMPTION AMOUNT IS: (LINE B) \$ _____ × ((QV + 25,000 – LINE A) / 25,000) =	\$ _____	C
4	PERCENTAGE INTEREST IN PROPERTY BEING ACQUIRED BY ELIGIBLE FIRST-TIME HOME BUYERS:	% _____	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 PROPERTY 0.5 HECTARES OR LESS?

YES NO INDICATE SIZE: _____ HECTARES

2 ARE THERE ANY IMPROVEMENTS ON THE PROPERTY OTHER THAN A RESIDENCE?

YES NO IF YES, LIST OTHER IMPROVEMENTS:

3 WILL THE PROPERTY BE USED AS THE TRANSFEREE'S PRINCIPAL RESIDENCE, PURSUANT TO SECTION 16 OF THE *SHXWHÁ:Y VILLAGE PROPERTY TRANSFER TAX LAW, 2022*?

YES NO

4 IS THE TRANSFEREE A CANADIAN CITIZEN OR PERMANENT RESIDENT OF CANADA?

TRANSFEREE 1: YES NO IF YES, ATTACH PROOF: _____

TRANSFEREE 2: YES NO IF YES, ATTACH PROOF: _____

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
X		

PRINT NAME

PURCHASER 2 - SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		

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 Shxwhá:y Village as required to ensure that I qualify for this exemption, in accordance with the *Shxwhá:y Village Property Transfer Tax Law, 2022*.

EXEMPTION CODE

- 27 A taxable transfer to a transferee who is a first-time home buyer, pursuant to sections 14-16 of the *Shxwhá:y Village Property Transfer Tax Law, 2022*.

SCHEDULE 'A'

ADDITIONAL INFORMATION FOR EXEMPTION CODE 27

COMPLETE IF CLAIMING EXEMPTION CODE 27

I, a transferee to the transfer described in the attached Shxwhá:y Village PTT Form #4, hereby declare that I am a first-time home buyer as defined at section 14 of the *Shxwhá:y Village Property Transfer Tax Law, 2022*, and, specifically, that:

- (a) I am a Canadian citizen or permanent resident of Canada;
- (b) I have never owned land or held an interest in land under a lease that constituted my principal residence; and
- (c) I have never received a first-time home buyers' exemption or refund from Shxwhá:y Village, another First Nation, or any other government.

TRANSFeree 1 - SIGNATURE X	TELEPHONE NUMBER	DATE SIGNED
PRINT NAME AND TITLE		
WITNESS - SIGNATURE X	TELEPHONE NUMBER	DATE SIGNED
PRINT NAME		

TRANSFeree 2 - SIGNATURE X	TELEPHONE NUMBER	DATE SIGNED
PRINT NAME AND TITLE		
WITNESS - SIGNATURE X	TELEPHONE NUMBER	DATE SIGNED
PRINT NAME		