

**SKOWKALE FIRST NATION
PROPERTY TRANSFER TAX GENERAL RETURN**

- Use this form only if you are NOT claiming an exemption from the tax.
- Please read the *Guide for Completion of Property Transfer Tax Returns* for assistance in completing this Return.
- If you are claiming an exemption, please use a *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 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
ADDRESS (include street or PO box number, city and province)		
POSTAL CODE		

B. CONTACT NAME AND MAILING ADDRESS (if different than A above)

CONTACT NAME	TELEPHONE NUMBER
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: _____
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: _____

E. DETERMINATION OF FAIR MARKET VALUE

1. PREPAID LEASE:

GROSS PURCHASE PRICE:	\$ _____
OTHER CONSIDERATIONS 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 REMAINDER OF FAIR MARKET VALUE: \$ _____
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.

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		
PRINT NAME		

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		
PRINT NAME		

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.

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		
PRINT NAME AND TITLE		

SIGNATURE	TELEPHONE NUMBER	DATE SIGNED
X		
PRINT NAME AND TITLE		