

When you are purchasing or acquiring an interest in a property in B.C., you may be subject to paying property transfer tax. Property transfer tax is calculated at:

- 1% on amounts under \$200,000
- 2% on amounts between \$200,000 and 2,000,000
- 3% on amounts between \$2,000,000 and \$3,000,000
- 5% on amounts over \$3,000,000

### **First Time Homebuyer Exemption**

There is an exemption for first time homebuyers purchasing a property valued at under \$500,000. There is a partial exemption available for properties valued between \$500,000 and \$525,000. To qualify for these exemptions, you must meet the following criteria:

- You must not have previously owned a principal residence anywhere in the world.
- You must live in the new property for one year as your principal residence.
- You must be a Canadian citizen or permanent resident.
- You must have lived in B.C. for 12 consecutive months immediately before the date you register the property or filed at least 2 income tax returns as a B.C. resident in the last 6 years.

### **Newly Built Home Exemption**

If you are purchasing a newly constructed property, the exemption increases to \$750,000, with a partial exemption available for properties valued between \$750,000 and \$800,000.

### **Foreign Entities**

Foreign entities (foreign nationals, corporations or taxable trustees) are charged an additional 20% PTT of the fair market value of residential property in Metro Vancouver.

Further information can be found by contacting the B.C. Government, or visiting their website:

[www2.gov.bc.ca](http://www2.gov.bc.ca)

Vancouver - (604) 660 2421

Victoria - (250) 387 0604

Toll-free - 1 800 663 7867

Email: [pttenq@gov.bc.ca](mailto:pttenq@gov.bc.ca)

The above is a guide only and not a substitute for professional legal and tax advice.