

Land transfer tax

What is land transfer tax?

As the responsibility of the homebuyer, the land transfer tax is a tax paid to the province (sometimes municipality) whenever a property is transferred from one owner to another. All provinces (except Alberta, Newfoundland and

	British Columbia	Manitoba	Ontario	Toronto
What is the tax called?	Property Transfer Tax	Land Transfer Tax	Land Transfer Tax	Municipal Land Transfer Tax
What is the tax rate?	If the market value is \$200,000 or less, the tax is 1 % of the market value. If the market value is greater than \$200,000, the tax is 1 % of the fair market value up to \$200,000, plus 2 % on the portion of the fair market value that is greater than \$200,000.	Property value up to \$30,000 - 0%; from \$30,001 to \$90,000 - 0.5%; \$90,001 to \$150,000 - 1%; \$150,001 to \$200,000 - 1.5%; amounts over \$200,000 - 2%	Value of consideration (purchase price) up to \$55,000 - 0.5%; over \$55,000 to \$250,000 - 1%; over \$250,000 to \$400,000 - 1.5%; over \$400,000 - 2%.	Value of consideration up to \$55,000 - 0.5%; over \$55,000 to \$400,000 - 1%; over \$400,000 - 2%.
Is there an exemption from this tax for first-time homebuyers?	Yes, a full exemption applies if the market value of the property does not surpass the threshold of \$425,000. For properties worth more than \$425,000, a partial exemption applies up to \$450,000 (this means only the amount above \$425,000, but not exceeding \$450,000, is taxed at the maximum 2% rate). First-time homebuyers purchasing properties worth \$450,000 or greater will not receive any exemptions from the property transfer tax.	No.	Yes, if eligible, up to \$2,000 maximum of the transfer tax is refunded at the time of registration. In other words, a full refund applies up to \$227,500 purchase price and with regard to amounts exceeding this, the eligible first-time homebuyer will pay the difference after the \$2,000 deduction.	Yes, if eligible, up to \$3,725 of the transfer tax is refunded at the time of registration. In other words, a full refund applies up to \$400,000 purchase price. If the property value exceeds this amount, the purchaser pays the difference after the \$3,725 deduction.
How can I be eligible?	The purchaser MUST be a Canadian Citizen, or a permanent resident as determined by Immigration Canada; lived in BC for 12 consecutive months immediately before date of property registration, or have filed two income tax returns as a BC resident during the six years before the date of property registration; have never owned an interest in a principal residence anywhere in the world at anytime; and have never received a first-time homebuyers refund.	N/A	The purchaser MUST be at least 18 years old, have never owned an eligible home anywhere in the world; and not have a spouse who has owned an eligible home anywhere in the world while he or she was spouse of the individual.	The purchaser MUST be at least 18 years old, occupy the home as his/her principal resident no later than nine months after the date of transfer; not have previously owned a home, or had any ownership interest in a home, anywhere in the world, at any time; and if he/she has a spouse, the spouse cannot have owned a home, nor had any ownership interest in a home, anywhere in the world while he/she was the purchaser's spouse.
What will the tax cost me, and how do I calculate it? (examples)	Property worth \$400,000 - NO transfer tax; Property worth \$435,000 - \$200 (partial exemption applies where you pay the difference of the total amount allowed for full exemption, \$435,000- \$425,000= \$10, 000 taxed at 2 %); Property worth \$460,000 - \$6,200 (You pay the FULL amount of property transfer tax and calculate it as you would if you were not a first-time homebuyer).	Property worth \$125,000 - \$650 (\$30,000 taxed at 0% plus \$60,000 taxed at 0.5% plus \$35,000 taxed at 1.0%); property worth \$180,000 - \$1,350; property worth \$220,000 - \$2,050.	Cost of home \$180,000 - \$0; \$220,000 - \$0; \$300,000 - \$975 (land transfer tax \$2,975 MINUS maximum land transfer tax refund - \$2,000).	Cost of home \$220,000 - \$0; \$300,000 - \$0; \$500,000 - \$2,000 (land transfer tax \$5,725 MINUS maximum land transfer tax refund \$3,725)
Comments				If purchasing a property in Toronto, you will be taxed on BOTH Ontario and Toronto land transfer costs. However, you can be eligible for both refunds.

Labrador and Saskatchewan) have this tax as well as different ways of calculating it. In some systems, the rate is progressive depending on the value on the property while in others, a flat rate applies to all price points. In a progressive rate or multi-tiered taxation system, portions of the total cost are taxed as it goes up in the scale and these taxes must be added together.

For example, if you were buying a \$200,000 home in Manitoba, nothing would be charged for the first \$30,000, \$60,000 would be taxed at 0.5%; the next \$60,000 would be taxed at 1%; and the final \$50,000 would be taxed at 1.5%. This would bring your total tax cost to \$1,650. In some instances, first-time homebuyers may be exempted from this fee either partially or in full, depending on the location and value of their purchase.

Quebec	New Brunswick	Prince Edward Island	Nova Scotia
Droit sur les mutations immobilières	Real Property Transfer Tax	Real Property Transfer Tax	Deed Transfer Tax
Total property value up to \$50,000 - 0.5%; from \$50,000 to \$250,000 - 1%; over \$250,000 - 1.5%.	Taxed at 0.25% of the value of the transaction or 0.25% of the property value, whichever is greater.	Calculated at the rate of 1% of the sale price or assessed property value, whichever is greater.	1.5% of total property value
There is no exemption provided by the province but since the transfer tax is handled municipally, they would also be responsible for rebates if any apply.	No.	Yes, if eligible, no tax is payable as long as the property does not exceed \$200,000.	No.
N/A	N/A	The purchaser MUST be at least 18 years old; a Canadian Citizen or permanent resident; have continuously maintained a principal residence in the province throughout a period of more than six months immediately before registration date or have filed a return in at least two of the six taxation years immediately preceding the registration date or have occupied the subject property as the principal residence for a period of six months following registration of deeds; have not previously held a registered interest in real property that constituted a principal residence; have not previously obtained a first-time homebuyers exemption; intend to occupy or use the real property as the principal residence.	N/A
For the province tax, property value \$220,000 - \$1,950; \$300,000 - \$3,000; \$350,000 - \$3,750.	Property or transaction value \$250,000 - \$625; \$350,000 - \$875.	Sale price or property value \$150,000 - \$0; \$250,000 - \$2,500 (NO exemption applies)	Total property value \$250,000 - \$3,750; \$350,000 - \$5,250; \$450,000 - \$6,750.
Check with the municipality to see if it offers a first-time homebuyers exemption. If not, you would pay the regular rate.			With regard to other areas in Nova Scotia, since the individual municipalities regulate the deed transfer tax, consult them individually for tax rates as well as possible first-time homebuyer exemptions. There is no Deed Transfer Tax in rural Nova Scotia.