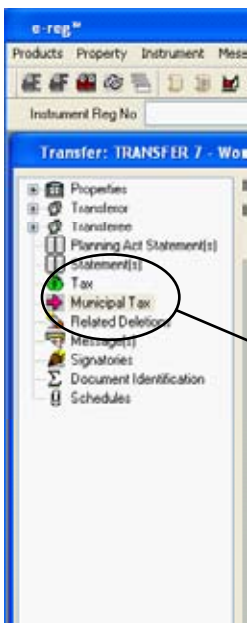


USER'S GUIDE for Municipal Land Transfer Tax (MLTT) STATEMENTS on TERAVIEW® 5.4

NOTE: Representatives of both the vendor and purchaser must be using version 5.4

The current release of Teraview is consistent with the needs of the City and the Province and it is expected that the display of MLTT information will be addressed in a future release. In the meantime, if anyone requires a statement of MLTT paid and associated exemption statements, they should address their inquiry to the City's Revenue Services Section.



Once you have completed the Provincial Land Transfer Tax statements and are:

- applying for a first time home buyer or grandfathering rebate,
- an MLTT statutory exemption or
- if you are registering for "nominal" consideration,

you must select the **"Municipal Tax"** branch on the sidebar.

You will note that the MLTT statements are contained on 2 tabs; an **"Explanations"** and an **"Exemptions"** tab.

Note: If no "Municipal Tax" statements are selected, the MLTT will be collected based on the amount set out on the "Consideration" tab and the ">\$400,000.00" tab, if applicable.

EXPLANATIONS

The “Explanations” tab is where you will find the first time home buyer rebate statements as well as a text box for “other remarks and explanations”.

Municipal Tax
Land Transfer:

Explanations Exemptions

Show All Show Selected

- 10005 Fraction of parties who are first time home buyers: ALL OR FRACTION (N/D) (evidence must be retained).
- 10006 NAME(S) is/are (a) first time purchaser(s) as defined by the City of Toronto's Municipal Land Transfer Tax By-law (Chapter 760 of the City of Toronto Municipal Code)
- 10007 The purchaser(s) will occupy the eligible home as his/her/their principal residence on YYYY/MM/DD. (Note: must be within 9 months of the date of registration or disposition)
- 10008 No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act
- 10009 The purchaser(s) has/have (a) "spouse(s)" as defined in section 29 of the Family Law Act
- 10010 The spouse(s) NAME(S) previously owned an eligible home at ADDRESS, but sold it on YYYY/MM/DD. (Note: In order to qualify for a rebate, any spouse must have sold any eligible home prior to becoming the spouse of the first time purchaser)
- 10025 The spouse(s) has/have never owned an eligible home in the world
- 10026 Explanation: TEXT

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If you are applying for the **First Time Homebuyer Rebate**, statements 10005, 10006 and 10007 are all mandatory. The remaining statements (10008 to 10025) are dependent on whether or not the applicant is or has a spouse as defined by section 29 of the *Family Law Act*.

Statement 10005 makes reference to evidence “to be retained”. This “evidence” consists of information relating to date of occupancy and any spousal statements made at the time of registration. A copy of the MLTT statements may be printed from the “doc in prep” just prior to registering. These should be retained in the event that the City of Toronto requests the information for audit purposes.

Statement 10026 is a text box which **must** be selected if the value of consideration is declared to be “nominal”. If the consideration is nominal due to a prepayment of the tax directly to the city (statement 10022) or due to a certification from the city that no tax is payable (statement 10023), the textbox may be completed by saying, “see statement 10022 or 10023”. If the consideration is nominal due to some other reason, statement 10026 may be completed by making reference to whatever statement was chosen on the Provincial LTT “Nominal” tab.

EXEMPTIONS

Municipal Tax

Land Transfer:

Explanations Exemptions

Show All Show Selected

- 10011 A bona fide agreement of purchase and sale was entered into on or before December 31, 2007 and executed on YYYY/MM/DD (evidence must be retained)
- 10012 This conveyance is to an authority, board, commission, corporation, office or organization of persons a majority of whose directors, members or officers are appointed or chosen by or under the authority of the Lieutenant Governor in Council of Ontario or a member of the Executive Council of Ontario.
- 10013 This conveyance is to a board as defined in subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2.
- 10014 This conveyance is to a university in Ontario or a college of applied arts and technology and post-secondary institution in Ontario whether or not affiliated with a university, the enrolments of which are counted for purpose of calculating annual operating grants entitlements from the Crown.
- 10015 This conveyance is to a hospital referred to in the list of hospitals and their grades of classifications maintained by the Ministry of Health under the Public Hospitals Act, R.S.O. 1990, c. P.40, or a private hospital operated under the authority of a license issued under the Public Hospitals Act, R.S.O. 1990, c. P.40, or a hospital established or approved by the Lieutenant Governor in Council as a community psychiatric hospital under the Community Psychiatric Hospitals Act, R.S.O. 1990, C.C.21.
- 10016 This is a conveyance to a nursing home as defined in subsection 1(1) of the Nursing Homes Act, R.S.O. 1990, c.N.7, or an approved charitable home for the aged as defined in section 1 of the Charitable Institutions Act, R.S.O. 1990 c.C.9. or a home as defined in section 1 of the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c.H.13 or a long-term care home as defined in subsection 2(1) of the Long-Term Care Homes Act, 2007 S.O. 2007, c.8,ss198(4), 232(2).

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The exemptions tab contains the “grandfathering”, statutory and *Land Transfer Tax Act* exemptions as well as the direct payment and certification of no tax payable statements.

Statement 10011 pertains to the “Grandfathering” provisions of the bylaw and the “evidence to be retained” is a copy of the agreement of purchase and sale which may be requested by the City of Toronto to verify eligibility for the exemption.

Where tax has been paid directly to the City of Toronto prior to registration, the receipt number issued by the city must be entered at statement 10022.

- 10017 This is a conveyance to the Toronto Community Housing Corporation
- 10018 This is a conveyance to the Toronto Economic Development Corporation
- 10019 This is a conveyance to the City of Toronto.
- 10020 This is a conveyance to a local board as defined in the City of Toronto Act, 2006, S.O. 2006 c.11, Sched. A.
- 10021 This is a conveyance to a person or entity that has been prescribed as not subject to the Municipal Land Transfer Tax by the Lieutenant Governor in Council pursuant to subsection 272(b) of the City of Toronto Act, 2006, S.O. 2006, c.11, Sched. A.
- 10022 Municipal Land Transfer Tax has been paid directly to the City of Toronto and certification of payment is confirmed by receipt no. NUMBER (evidence needs to be submitted)
- 10023 The City of Toronto has provided certification that no Municipal Land Transfer Tax is payable (evidence needs to be submitted).
- 10024 No MLTT is payable as per Land Transfer Tax Act exemption statement NUMBER

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With regard to statements 10022 and 10023, the “evidence to be submitted” refers to a copy of the registered document which should be forwarded to the city following registration.

Where an exemption has been claimed under the provisions of the *Land Transfer Tax Act* by choosing a statement on the Provincial “Exemptions” tab, the statement number must be entered at 10024.