

# Transmission to Surviving Joint Tenant – Fee Simple

## This is a guide to help you prepare your application.

It is important to be aware that legislation defines the LTSA's role and limits how we can answer your questions. For example, our staff is not allowed to provide legal advice or help fill out forms.

Only after you submit your application to the LTSA, can we advise on the correctness and accuracy of your application's information.

*If you need more help than we can provide, please contact a legal professional.*

## Instructions:

**Please type or print clearly in dark ink on all forms.** Kindly print your documents on single-side paper only to facilitate departmental processing. To submit your application by mail, please **mail** or **courier** your application in hard copy format to the New Westminster office. **Fax or email applications will not be accepted.** To submit your application in-person, bookings are required. Please call LTSA's Customer Service Centre to book an in-person appointment.

1. Provide an Original Death Certificate from the Vital Statistics Agency.
  - a. Do not send a funeral director's certificate, photocopy or notarized copy. Original certificates will be returned to you.
  - b. You may obtain documents for deaths that occurred in BC from BC's Vital Statistics Agency (call 250-952-2681 or toll free at 1-888-876-1633) or the nearest Service BC office.
2. If the certificate is not written in English, provide an English translation. The translation must be done by someone fluent in both English and the original language used on the certificate.
  - a. Include a statutory declaration completed by the translator, confirming the translation is accurate and true.
  - b. The statutory declaration will be kept by the Registrar and will not be returned to you.
3. If the name on the death certificate is not exactly as shown on the title, you may be required to provide additional documentation proving identity.
4. Complete Form 17.
5. Provide the existing Duplicate Indefeasible Title Certificate, if not on file with the Land Title Office.
6. Complete the Property Transfer Tax Return.
  - a. The form can be filled out [online](#).
  - b. If filling out online, print, sign and enclose the completed form.
  - c. For assistance with this form, contact the Ministry of Finance, Property Transfer Tax Section, at 236-478-1593 or toll free within BC at 1-888-841-0090.

To confirm the exact name(s) on the title, consider registering for a myLTSA Explorer account and doing a [title search](#).

If there is any doubt about the authenticity or acceptability of a certificate, it may be held for review by the Land Title Office. In general, if the certificate has been issued by an authorized public officer and is written in English or includes an English translation on the certificate itself, the certificate is an acceptable form of evidence.

7. Complete the Transparency Declaration for the Land Owner Transparency Registry. Multiple PIDs can be entered on one transparency declaration provided all three of the following conditions are met: 1. Interests are the same, e.g.: all fee simple or all leasehold; 2. Transferee name is exactly the same on all titles; 3. Applications are filed at the same time as one package.
8. If the transferee is a Reporting Body, a Transparency Report must also be completed for the Land Owner Transparency Registry. This can be downloaded from the Land Transparency Website:  
<https://landtransparency.ca/wp-content/uploads/2023/03/Land-Owner-Transparency-Report-Offline-Form.pdf>
9. Confirm if your application qualifies for an Exclusion from the Land Owner Transparency Registry. In limited circumstances, exclusions to LOTR may apply. Refer to the Declaration of Exclusion form to confirm if your application qualifies for an exclusion and, if required, complete the Declaration of Exclusion form. If the exclusion applies, do not complete the Transparency Declaration OR Transparency Report forms.
10. If you require confirmation of registration, please complete the Request for State of Title Certificate.
11. Submit your application by mail to:  
**Land Title and Survey Authority of British Columbia**  
**Suite 500 – 11 Eighth Street, New Westminster, BC V3M 3N7**

Please only complete the Declaration of Exclusion form if you are filing an application to register an interest in land that is excluded from the requirements of LOTA. If the interest in land is not excluded under LOTA, you must file a transparency declaration and if also required, a transparency report. For further information, visit <https://landtransparency.ca>

## Fees

1. Pay the registration fee of \$78.17 for each parcel being transmitted.
2. Pay the filing fee of \$7.88 for the Transparency Declaration.
3. If a Transparency Report is required, pay the filing fee of \$52.50.
4. If you have requested a State of Title Certificate, pay \$15.63 for each title.

If mailing your application, please include payment by cheque or money order in Canadian funds.

To cover LTSA application registration fees, please make cheque or money order payable to "LTSA of BC". If you are attending a front counter appointment, you may also make your payment via credit card or debit card on the day of your appointment.

## For more information

**Email:** [customerservice@ltsa.ca](mailto:customerservice@ltsa.ca)

**Phone:** 604-630-9630 from the Greater Vancouver area OR  
1-877-577-LTSA (5872) from elsewhere in BC, Canada and the US.

Office hours are 9:00am to 3:00pm

**Mail:** **Land Title and Survey Authority of British Columbia**  
**Suite 500 – 11 Eighth Street, New Westminster, BC V3M 3N7**

### The Land Owner Transparency Registry



Beginning November 30, 2020, the *Land Owner Transparency Act* (LOTA) requires that when an application is made to register an interest in land, as defined in LOTA, in BC's land title register, a transparency declaration must be filed to the LOTA Administrator by the transferee(s). A transferee that is a reporting body must also complete and file a transparency report setting out information about the reporting body and interest holders. We recommend you consult a legal professional to understand your obligations. More information is available at [landtransparency.ca](https://landtransparency.ca)

# Checklist

## Before you submit your application, ensure you have the following:

- ☐ Original Death Certificate from the Vital Statistics Agency.
- ☐ If the certificate is not written in English, an English translation.
- ☐ If the name on the death certificate is not exactly as shown on the title, you may be required to provide additional documentation proving identity.
- ☐ Completed Form 17.
- ☐ Existing Duplicate Indefeasible Title Certificate, if not on file with the Land Title Office.
- ☐ Completed Property Transfer Tax Return.
  - If filling out online, print, sign and enclose the completed form.
- ☐ Completed Transparency Declaration.
- ☐ Completed Transparency Report, if required.
- ☐ Registration fee of \$78.17 for each parcel being transmitted.
- ☐ Filing fee of \$7.88 for the Transparency Declaration.
- ☐ If a Transparency Report is required, filing fee of \$52.50.
- ☐ Request for State of Title Certificate form (if you require confirmation of registration) and payment of \$15.63 for each title.
- ☐ If mailing in your application, please include a stamped, self-addressed envelope for your certificates and a copy of your application to be returned, if applicable.



Do not use correction fluid (wite-out) on your application. This will result in your application being returned to you. If an error is made, cross-out the text and write the correction above or complete a new form.

# Registration Process

## What happens when you submit your land title documents to the LTSA?

### Identification of Documentation

To identify your documents, the cashier will stamp your document with the date, time and a pending application number.



### Successful Registration

If your document meets the basic requirements of the *Land Title Act* and related statutes, it will be registered and recorded with the application number effective on the date and time originally stamped on your document. If you would like confirmation of registration, you may order a State of Title Certificate using the enclosed form.

### Unsuccessful Registration

If your application does not meet basic *Land Title Act* requirements, a Notice Declining to Register (Defect Notice) will be mailed to the address in Item 1 of your application. This Defect Notice will describe the reason for the defect and may suggest what is needed to meet the requirements of the appropriate *Land Title Act* or related statutes. An additional fee of up to \$15.52 may be required when you return your documents to the Land Title Office.



### Recourse for Applicants

If you receive a Defect Notice, please be aware of the stated time limits for resubmission. If the requirements are not met within the time indicated, your application may be cancelled.



# Land Owner Transparency Filings – Help Guide

**Any time an application is made to register an interest in land, a transparency declaration must be filed with the administrator of the Land Owner Transparency Registry by the transferee (an individual to whom an interest in land is transferred).**

Most people will be required to file only a transparency declaration. This form requires the person who will be the registered owner of the land after the application has been filed to declare whether or not they are a 'reporting body'.

A person is a reporting body only if the land being registered is one of the following:

- owned by a corporation,
- owned by a partnership, or
- held in a trust.

If the transferee is a reporting body, a transparency report must also be completed. Most people will not be required to file a transparency report. A transparency report is only required if the person who will be the registered owner of the land after the application has been filed is a reporting body.

The only time that you would NOT have to file a transparency declaration is if the land being registered is part of the treaty lands of a Treaty First Nation, the land of a self-governing First Nation (Sechelt, Nisga'a, Maa-nulth, Tla'amin and Tsawwassen) or land on a reserve. In this case, you must submit a **Declaration of Exclusion from the Land Owner Transparency Act** along with your application for one of the above.

## How to complete a transparency declaration:

### ☐ Item 1. Property Information:

- enter the PID#

### ☐ Item 2. Transferee Information:

- enter the name(s) of the transferee(s) exactly as they appear on the land title application
- answer the question "Is this transferee a reporting body?" by selecting "Yes" or "No"; if selecting "Yes", you have to indicate the type of reporting body

*Please note: for the purpose of a transparency declaration, a 'partnership' refers to circumstances where people are conducting business together. It does not refer to those who are simply married or in a common-law relationship.*

*If you are married or in a common-law relationship and are also partners conducting business, you should contact a legal professional for advice about the requirements for completing a transparency declaration and transparency report.*

### ☐ Item 3. Certifier Information:

- complete each field in this section by entering the certifier's full name, certifier's signature, transferee's name and certification date

*Please note: the transparency declaration must be certified by every transferee or a person on their behalf.*

### ☐ Please submit all pages of the form.

## How to complete a transparency report:

A transferee that is a reporting body must also complete and file a transparency report setting out information about the reporting body and its interest holders. Different information is required depending on whether the reporting body is a relevant corporation, trustee of a relevant trust or partner of a relevant partnership.

If you are a reporting body that must complete a transparency report, you should contact a legal professional for advice about the requirements for filing to the Land Owner Transparency Registry.

For further information, visit <https://landtransparency.ca>

***Land Title Act***  
**Form 17**  
*(sections 154, 155(1), 241)*

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1. Applicant: (full name, address, and signature of applicant, applicant's solicitor or agent)

.....  
Signature of applicant or solicitor or authorized agent

NOTE: For protection of your privacy, do not include your phone number or email address on the first page of your application. Be sure they are provided in the Contact Information section of the second page.

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2. Parcel Identifier(s) and Legal Description(s) of Land:

.....  
Market Value: \$  
(applicable to fee simple applications)

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3. Nature of Interest:      Transmission to Surviving Joint Tenant

.....  
Registration Number of Charge, Notation or Filing:  
(applicable to modification or cancellation of a registered interest)

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4. Full Name, Address and Occupation of Person(s) Entitled to be Registered Owner:  
(not applicable to a cancellation of charge, notation or filing)

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NOTE: Before submitting this application, applicants should check and satisfy themselves as to the tax position, including taxes of the Crown Provincial, a municipality and improvement, water and irrigation districts.

***Land Title Act***

**Form 17**

*(sections 154, 155(1), 241)*

**CONTACT INFORMATION**

NOTE: Include this page with your application. LTSA will use this information to contact you if there are questions about your application.

FULL NAME:

TELEPHONE NUMBER:

EMAIL ADDRESS:



LTSA Land Title Office  
Anvil Office Tower  
Suite 500 – 11 Eighth Street  
New Westminster, British Columbia  
Canada V3M 3N7

**State of Title Certificate Request Form**

This form is for the order of a State of Title Certificate in paper format.

**Fee: \$15.63** per State of Title Certificate payable to Land Title and Survey Authority of British Columbia or LTSA

Note: Cash is not accepted

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**State of Title Certificate is required for the following lands:**

(Insert Parcel Identifier number (PID) and Legal Description here)

**Applicant Name:**

**Mailing Address:**

**Optional**

Related application number:



# INSTRUCTIONS FOR COMPLETING THE SURVIVING JOINT TENANT MANUAL PROPERTY TRANSFER TAX RETURN

under the Property Transfer Tax Act

## GENERAL INFORMATION

Complete this manual tax return if you are an individual joint tenant and are transferring property from a deceased joint tenant. This return should not be used by trusts or corporations.

**Note:** If you are a foreign national who is receiving an interest in a residential property located within a specified area, you are still liable for the additional property transfer tax (ATT). The ATT must be paid to the Land Title and Survey Authority of British Columbia (LTSA) when you submit this return, even if you are exempt from the general property transfer tax as a surviving joint tenant.

Follow the instructions carefully as your return may not be processed if:

- the return is incomplete, or
- the ATT (if applicable) is not paid when the return is submitted.

All property transfer tax returns are subject to audit to ensure all required information is provided and taxes are paid in full.

## COMPLETING YOUR SURVIVING JOINT TENANT MANUAL PROPERTY TRANSFER TAX RETURN

### Part A – Survivor/Transferee Information

Complete each field in this section. The percentage of interest acquired is the interest you will receive from the deceased through the transfer. For example, if there are two joint tenants and one dies, the surviving joint tenant receives a 50% interest.

You must provide your Social Insurance Number (SIN) if you are a Canadian citizen or permanent resident. If you are not a Canadian citizen or permanent resident, provide either a SIN or an Individual Tax Number (ITN). An ITN is a nine-digit identification number provided by the Canada Revenue Agency to non-resident individuals who cannot get a SIN.

If there are more than two transferees, attach another return with their details.

### Part B – Primary Contact Information (Optional)

Only complete this section if you do not want correspondence to be sent to the address entered in Part A. If you complete this section, all correspondence from us will be sent to this address.

### Part C – Deceased/Transferor Information

Complete each field in this section. If there is more than one transferor being removed from the property title, attach another tax return with the additional transferor's information.

### Part D – Description of Property and Transfer

Complete each field in this section. The percentage of interest being transferred refers to the total interest being transferred to all surviving joint tenants from the deceased. For example, if two surviving joint tenants each received a 16.67% interest from the deceased, the percentage of interest being transferred would be 33.34% (16.67% + 16.67%).

Property details such as the parcel identifier (PID) and legal description can be found on your BC Assessment or Annual Property Tax Notice. If the transfer includes multiple properties, attach another return with the additional information.

### Part E – Fair Market Value and Additional Property Transfer Tax Calculation

Provide the fair market value (FMV) of the entire property. FMV is the amount that would be paid by a willing purchaser to a willing seller for a property (land and improvements) in the open market on the date of registration.

As transfers to surviving joint tenants are non-open market, the FMV may be determined by a recent independent appraisal or the most recent BC Assessment valuation, which is a value at July 1 of the previous year.

Do not use the BC Assessment value if, from their valuation date to the time you register the transfer, changes have been made to the property (e.g. rezoning, new construction, etc.), or market conditions have significantly changed. Further, do not use the BC Assessment value if it includes farm land (class 9).

If the ATT applies, calculate the tax amount payable. The ATT rate is 20% on the proportionate share of the FMV of the residential property. For example, if the total FMV of the property is \$500,000 and the surviving joint tenant who is subject to ATT received a 50% interest, they would pay \$50,000 in ATT  $[(\$500,000 \times 50\%) \times 20\% = \$50,000]$ .

If ATT applies, attach a cheque, bank draft or money order payable to the Minister of Finance.

### Part F – Certification

Each transferee should complete their own certification. Attach another return if required. If the tax return is not signed and dated, the LTSA may not accept it.

## SUBMIT YOUR APPLICATION

Submit your completed return with payment (if applicable):

#### By Mail:

LTSA Land Title Office  
Anvil Office Tower  
Suite 500-11 Eighth Street  
New Westminster, BC V3M 3N7

#### In Person:

Visit your nearest Land Title and Survey Authority of British Columbia office. Locations can be found at [ltsa.ca/contact-us](https://ltsa.ca/contact-us)

Keep a photocopy for your records.

## NEED MORE INFO?

If you have any questions about your eligibility for this exemption or who can use this manual tax return, visit our website or contact us:

Online: [gov.bc.ca/propertytransfertax](https://gov.bc.ca/propertytransfertax)

Toll free: 1-888-841-0090

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

**SURVIVING JOINT TENANT  
MANUAL PROPERTY TRANSFER  
TAX RETURN**

under the Property Transfer Tax Act

**INSTRUCTIONS**

- For help completing this form, see the instructions on [Page 1](#) and the [Property Transfer Tax Return Guide](#) found on our website.
- If you have additional transferees or transferors, attach another return.
- Print, sign and submit this form to Land Title and Survey Authority of British Columbia (LTSA). See the instructions on [Page 1](#).
- All transactions will be audited.

**Privacy Statement** – The personal information on this form is collected for the purposes of the administration or enforcement of the Property Transfer Tax Act under the authority of section 26(a) of the Freedom of Information and Protection of Privacy Act. Information provided may be verified by accessing relevant records available to the administrator. The information collected may be used or disclosed for purposes of other provincial acts that provide for the imposition and collection of a tax. It may also be disclosed to other federal or provincial public bodies to the extent authorized by law. Questions about the collection or use of this information can be directed to the Director, Property Transfer Tax, PO Box 9427 Stn Prov Govt, Victoria, BC V8W 9V1 (telephone: Victoria at 236-478-1593 or toll free at 1-888-841-0090).

**PART A – SURVIVOR / TRANSFEREE INFORMATION****TRANSFEREE 1**

Percentage interest acquired \_\_\_\_\_ %

LAST NAME

GIVEN NAME(S)

DATE OF BIRTH

YYYY / MM / DD

SOCIAL INSURANCE NUMBER

TELEPHONE NUMBER

EMAIL ADDRESS (optional)

MAILING ADDRESS (include street or PO box, city, province/state/territory and country)

POSTAL / ZIP CODE

On the date of registration, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada)?

YES ☐ NO ☐**ADDITIONAL TRANSFEREE INFORMATION FOR NON-CANADIAN OR NON-PERMANENT RESIDENT**

If you are a confirmed BC Provincial Nominee (PN), provide your BC PN certificate number

BC PN CERTIFICATE NUMBER

Are you claiming a BC PN exemption?

YES ☐ NO ☐

INDIVIDUAL TAX NUMBER

COUNTRY OF CITIZENSHIP (list all)

**TRANSFEREE 2**

Percentage interest acquired \_\_\_\_\_ %

LAST NAME

GIVEN NAME(S)

DATE OF BIRTH

YYYY / MM / DD

SOCIAL INSURANCE NUMBER

TELEPHONE NUMBER

EMAIL ADDRESS (optional)

MAILING ADDRESS (include street or PO box, city, province/state/territory and country)

POSTAL / ZIP CODE

On the date of registration, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada)?

YES ☐ NO ☐**ADDITIONAL TRANSFEREE INFORMATION FOR NON-CANADIAN OR NON-PERMANENT RESIDENT**

If you are a confirmed BC Provincial Nominee (PN), provide your BC PN certificate number

BC PN CERTIFICATE NUMBER

Are you claiming a BC PN exemption?

YES ☐ NO ☐

INDIVIDUAL TAX NUMBER

COUNTRY OF CITIZENSHIP (list all)

**PART B – PRIMARY CONTACT INFORMATION (if different than above)**

LAST NAME

GIVEN NAME(S)

TELEPHONE NUMBER

EMAIL ADDRESS (optional)

MAILING ADDRESS (include street or PO box, city, province/state/territory and country)

POSTAL / ZIP CODE

**PART C – DECEASED/TRANSFEROR INFORMATION**

If you require more information, see the [Property Transfer Tax Return Guide](#) on our website.

Did you confirm the residency status of the deceased? YES ☐ NO ☐

As defined under the [Income Tax Act \(Canada\)](#), the deceased was a: RESIDENT OF CANADA ☐ NON-RESIDENT OF CANADA ☐

LAST NAME

GIVEN NAME(S)

ADDRESS PRIOR TO DEATH (include street or PO box, city, province/state/territory and country)

POSTAL / ZIP CODE

**PART D – DESCRIPTION OF PROPERTY AND TRANSFER**

DATE TRANSACTION WAS COMPLETED  
YYYY / MM / DD

TRANSFER OF

Percentage of interest being transferred \_\_\_\_\_ %

PROPERTY TYPE

TRANSACTION TYPE

PARCEL IDENTIFIER NUMBER (PID)

LEGAL DESCRIPTION

CIVIC ADDRESS OF PROPERTY (include municipality)

Is this property treaty lands of the Tsawwassen First Nation? YES ☐ NO ☐

**PART E – FAIR MARKET VALUE AND ADDITIONAL PROPERTY TRANSFER TAX CALCULATION**

FAIR MARKET VALUE (FMV) OF ENTIRE PROPERTY

\$

**IF ADDITIONAL PROPERTY TRANSFER TAX (ATT) APPLIES TO THE TRANSFeree(S), COMPLETE THE FOLLOWING:**

ATT PAYABLE

[(FMV of residential property X % of ownership  
transferred subject to ATT) x 20%]

\$

**Attach a cheque, bank draft or  
money order for this amount,  
payable to the Minister of Finance.**

**PART F – CERTIFICATION**

**IMPORTANT – This portion of the return must be signed by each survivor/transferee.**

**I certify and declare that the information given in this application is complete and correct in all respects. I acknowledge there are penalties for tax avoidance or providing false information. These penalties may include double the tax, tax plus interest, a fine and/or up to two years' imprisonment.**

SURVIVOR/TRANSFEE 1 – SIGNATURE

FULL LEGAL NAME

DATE SIGNED  
YYYY / MM / DD

**X**

SURVIVOR/TRANSFEE 2 – SIGNATURE

FULL LEGAL NAME

DATE SIGNED  
YYYY / MM / DD

**X**

**CONSENT** – By claiming the BC Provincial Nominee (PN) exemption, you consent to the administrator conducting inquiries necessary to confirm your qualifications for the exemption.

## Transparency Declaration

This information is collected by the Land Title and Survey Authority of British Columbia under s. 26(a) and s. 26(c) of the *Freedom of Information and Protection of Privacy Act* and will be used for general administration of the *Land Owner Transparency Act* and its regulations. Should you have any questions about the collection of this personal information please contact:

Administrator, Land Owner Transparency Act  
Land Title and Survey Authority of British Columbia  
Suite 500 – 11 Eighth Street, New Westminster, BC V3M 3N7  
T: 1-877-577-5872 or 604-630-9630  
E: [lotr@ltsa.ca](mailto:lotr@ltsa.ca)

### 1. Property Information

Does the land being transferred have a Parcel Identifier (PID) assigned to it? Yes No\*

If yes: Enter the Parcel Identifier (PID) assigned to the land being transferred.

PID(s)			

\*If more space is needed, enter the remaining PIDs in another Transparency Declaration form.

If no: Enter another identifier or a legal description of the parcel. (Select one)

Land title or charge number	Legal description of land

Suggested structure of title or charge entry:  
<Land Title District> <Book Prefix>  
<Volume>/<Folio>/<Document Number>

Examples of titles / charges:  
NW AFB 18/155/979a  
KA AFCB 1/524/1960  
VA IFB 6/447/17185

Examples of legal description of a parcel of land:  
District Lot 1234, Cariboo Land District  
Lot 1, District Lot 555, New Westminster District, Plan 12345

\*If the parcel has not been assigned a PID, enter another identifier or a legal description of the parcel below. Titles and charges that do not have a PID are those recorded in an Absolute Fee Book (AFB), Infeasible Fee Book (IFB), Absolute Fee Charge Book (AFCB) or are Vancouver Street Leases.

### 2. Transferee Information

#### Transferee 1

Type (select one)

Corporation	
Name of corporation	

  

Individual	
Given name(s)	Last name

Is this transferee a reporting body\*? Yes No

\*A reporting body is a relevant corporation, a trustee of a relevant trust, or a partner of a relevant partnership that is required to file a transparency report under *Land Owner Transparency Act*.

If this transferee is a reporting body, please select one of the following types.

Reporting body type (select one)		
Relevant corporation	Trustee of a relevant trust	Partner of a relevant partnership*

\*Partnership is the relation which subsists between persons carrying on business in common with a view of profit.

Reporting body is exempt from the requirement to file a Transparency Report under s. 21 of the Land Owner Transparency Regulation

## Transferee 2

Type (select one)

Corporation	
Name of corporation	
Individual	
Given name(s)	Last name

Is this transferee a reporting body\*? Yes No

\*A reporting body is a relevant corporation, a trustee of a relevant trust, or a partner of a relevant partnership that is required to file a transparency report under *Land Owner Transparency Act*.

If this transferee is a reporting body, please select one of the following types.

Reporting body type (select one)		
Relevant corporation	Trustee of a relevant trust	Partner of a relevant partnership*

\*Partnership is the relation which subsists between persons carrying on business in common with a view of profit.

Reporting body is exempt from the requirement to file a Transparency Report under s. 21 of the Land Owner Transparency Regulation

## Transferee 3

Type (select one)

Corporation	
Name of corporation	
Individual	
Given name(s)	Last name

Is this transferee a reporting body\*? Yes No

\*A reporting body is a relevant corporation, a trustee of a relevant trust, or a partner of a relevant partnership that is required to file a transparency report under *Land Owner Transparency Act*.

If this transferee is a reporting body, please select one of the following types.

Reporting body type (select one)		
Relevant corporation	Trustee of a relevant trust	Partner of a relevant partnership*

\*Partnership is the relation which subsists between persons carrying on business in common with a view of profit.

Reporting body is exempt from the requirement to file a Transparency Report under s. 21 of the Land Owner Transparency Regulation

## Transparency Declaration

### Transferee 4

Type (select one)

<b>Corporation</b>	
Name of corporation	
<b>Individual</b>	
Given name(s)	Last name

Is this transferee a reporting body\*? Yes No

\*A reporting body is a relevant corporation, a trustee of a relevant trust, or a partner of a relevant partnership that is required to file a transparency report under *Land Owner Transparency Act*.

If this transferee is a reporting body, please select one of the following types.

Reporting body type (select one)		
Relevant corporation	Trustee of a relevant trust	Partner of a relevant partnership*

\*Partnership is the relation which subsists between persons carrying on business in common with a view of profit.

Reporting body is exempt from the requirement to file a Transparency Report under s. 21 of the Land Owner Transparency Regulation

### 3. Certifier Information

I, having knowledge of the matters included in this transparency declaration and having the actual authority to certify this declaration as the transferee or on behalf of the transferee, I certify that this transparency declaration is correct and complete to the extent required under s. 10(3) and s. 25 of the *Land Owner Transparency Act* (LOTA). I understand and acknowledge that LOTA provides for administrative penalties under Division 4 of Part 4 and for fines and other monetary payments under Part 6 for the provision of false or misleading information in a transparency declaration.

<b>Certifier 1</b> - Name (Printed)	Certifying on behalf of the following transferee
Signature	Certification date (YYYY-MM-DD)

<b>Certifier 2</b> - Name (Printed)	Certifying on behalf of the following transferee
Signature	Certification date (YYYY-MM-DD)

<b>Certifier 3</b> - Name (Printed)	Certifying on behalf of the following transferee
Signature	Certification date (YYYY-MM-DD)

<b>Certifier 4</b> - Name (Printed)	Certifying on behalf of the following transferee
Signature	Certification date (YYYY-MM-DD)



## Declaration of exclusion from the *Land Owner Transparency Act (LOTA)*

Please only complete this form if you are filing an application to register an interest in land that is excluded from the requirements of LOTA. If the interest in land is not excluded under LOTA, you must file a transparency declaration and if also required, a transparency report. For further information, visit <https://landtransparency.ca>

Date:

To: The Registrar, \_\_\_\_\_ Land Title Office,

Re: Application to the Registrar under section 168.2(2) of the *Land Title Act* to submit the attached Form \_\_\_\_\_ (state the name of the form(s)) in hardcopy form without a LOTA Transparency Declaration

Legal Description: \_\_\_\_\_

PID Number(s): \_\_\_\_\_

I hereby certify that I am:

(choose one)

- ☐ The Applicant.
- ☐ Solicitor (as the case may be) for \_\_\_\_\_ (name of applicant) \_\_\_\_\_, the applicant for registration of the attached application.
- ☐ Authorized agent (as the case may be) for \_\_\_\_\_ (name of applicant) \_\_\_\_\_, the applicant for registration of the attached application.

Continued on next page.

I certify that the attached application is excluded from the requirements of the *Land Owner Transparency Act* and therefore a Transparency Declaration is not required to be filed with this application for the following reason:

(choose one)

- ☐ The interest in land(s) being transferred is not one of the following interests in land as defined in section 1 of LOTA:
- (a) an estate in fee simple;
  - (b) a life estate in land;
  - (c) a right to occupy land under a lease that has a term of more than 10 years;
  - (d) a right under an agreement for sale to
    - (i) occupy land, or
    - (ii) require the transfer of an estate in fee simple;

Or

- ☐ The interest in land(s) being transferred is one of the following excluded Indigenous lands under section 6 of LOTA:
- (a) treaty lands of a Treaty First Nation;
  - (b) Nisga'a Lands;
  - (c) Nisga'a Fee Simple Lands as defined in the Definitions Chapter of the Nisga'a Final Agreement;
  - (d) Sechelt lands, as defined in section 2 (1) of the *Sechelt Indian Band Self-Government Act*(Canada);
  - (e) a reserve, as defined in section 2 (1) [*definitions*] of the *Indian Act* (Canada);
  - (f) Other Maa-nulth First Nation Lands as defined in the Definitions Chapter of the Maa-nulth First Nations Final Agreement;
  - (g) Other Tla'amin Lands as defined in the Definitions Chapter of the Tla'amin Final Agreement;
  - (h) Other Tsawwassen Lands as defined in the Definitions Chapter of the Tsawwassen First Nation Final Agreement;

Or

- ☐ Government of BC exemption under s. 21.2 of the Land Owner Transparency Regulation.

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Name (Print Name)

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Signature