

## FIRST TIME HOME BUYERS

### Refund

First time home buyers are offered a refund of up to \$4,000

### Eligibility

- at least 18 years old
- Canadian Citizen or permanent resident
- You cannot have ever owned a home anywhere in the world, at any time
- If you have a spouse, your spouse cannot have owned a home while he or she was your spouse
- You must occupy the home as your principal residence within nine months of the date of transfer
- You cannot have previously received an Ontario Home Ownership Savings Plan based refund of land transfer tax

**Q: My partner and I are buying a home together. I have owned a home, but he has not.**

**A:** Your partner may claim a refund up to the maximum refund amount applicable to your transaction (you can claim the refund for the interest and your partner's interest) as long as you did not own a home while you were each other's spouse.

## LAND TRANSFER TAX

\$55,000 - \$250,000	1%
\$250,000 - \$400,000	1.5%
\$400,001 - \$2,000,000	2%
Over \$2,000,000	2.5%

### Formulas

\$55,000 - \$250,000:

$$\text{LTT} = (\text{VOC} \times 0.01) - \$275$$

\$250,001 - \$400,000:

$$\text{LTT} = (\text{VOC} \times 0.015) - \$1,525$$

\$400,001 - \$2,000,000:

$$\text{LTT} = (\text{VOC} \times 0.02) - \$3,525$$

\*LTT = Land Transfer Tax

\*VOC = Value of Consideration

Purchase Price of \$200,000

$$(\$200,000 \times 0.01) = \$1,725$$

Purchase Price of \$300,000

$$(\$300,000 \times 0.015) = \$2,975$$

Purchase Price of \$400,000

$$(\$400,000 \times 0.015) = \$4,475$$

Purchase Price of \$500,000

$$(\$500,000 \times 0.02) = \$6,475$$



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