

DOES BC'S NEW SPECULATION TAX APPLY TO YOU?



What is the speculation tax?

BC's new speculation tax is designed to help make housing in overheated markets more affordable and available. With it, we're telling speculators to free up homes they're keeping vacant so they can be used by British Columbians desperate for housing.

Our approach means 99% of British Columbians – even if they own vacation homes – will not have to pay this tax.

Do you own at least one home in BC?

YES

No? Stop here. Pay no tax.

Do you own one or more homes in the urban centres of Vancouver, the Capital Regional District (excluding the Gulf Islands and Juan de Fuca), Kelowna and West Kelowna, Nanaimo, Lantzville, Abbotsford, Chilliwack or Mission?

YES

No? Stop here. Pay no tax.

Are any of these homes left vacant?

("Vacant" is defined as either: not your primary residence; or, not rented out for at least six months of the year in periods of 30 days or longer; for 2018, it must be for at least three months)

YES

No? Stop here. Pay no tax.

The \$400,000 exemption

Here's where it gets tricky. Please read both statements.

I only own one empty home and its value is \$400,000 or higher

OR

I have 2 or more empty homes

If you answered No to both, stop here. Pay no tax.

If you answered yes to either, continue

Yes? Stop here. Pay no tax.

Are you exempt due to special circumstances?

(The owner: is undergoing medical care or residing in a hospital, long-term care or supportive care facility; is temporarily absent for work purposes; is deceased and the estate is being administered.)

NO

Here's how the tax affects you.

For British Columbians

The tax will apply on homes they own but remain vacant within the designated urban areas – Metro Vancouver, the Capital Regional District (excluding the Gulf Islands and Juan de Fuca), Kelowna and West Kelowna, Nanaimo, Lantzville, Abbotsford, Chilliwack and Mission.

Tax Rate: 0.5% of property value

The tax rates for Foreign Speculators & Satellite Families: 2%

The tax rates for Canadians in other provinces: 1%

99% of British Columbians will NOT pay this tax