Can buy with spouse Principal Residence of applied or certifies to Ontario Immigrant Nominee Program ALL purchasers become PR Nominee Check: **Residential Property** (2) (4) 1-6 single family residences (3) APS or Assignment after April 20, 2017 15% x FULL purchase price x Residential portion **Greater Golden Horseshoe Region** Any of purchasers on title is a non-resident Hamilton, Niagara, Simcoe, Peterborough, etc) (Toronto, York, Barrie, Brantford, Waterloo, Principal Residence of Can buy with spouse Refugee protection and Refugee ALL purchasers under Immigration Protection Act **EXEMPTION** Refugee Application Check: Check: Purchase (New or Old) Mixed Property **NEITHER Canadian NOR Permanent Resident in Canada** Principal Residence of If third purchaser, Spouse is either: one of above he/she must be either ALL purchasers Non-Resident Speculation Tax (NRST) Nominee Refugee Canadian Spouse Check: **Commercial Property** Can buy with spouse Become PR within 4 apply within 90 days Principal Residence within 60 days of years of purchase purchase from becoming PR Permanent Resident Check: Lived together continuously for at least 3 years Married In a relationship of some permanence, if they are the natural or Definition of "Spouse" adoptive parents of a child. apply within 4 years Principal Residence Can buy with spouse approved school full-time (60% or Continuous 2 years purchase within 60 days of from payment Student REBATE by citizenship or PR status unlike "non-resident" here is not determined their tax return as a non-resident. The 25% applies to an individual who files (Note: Non-resident withholding tax of Check: Sale Work for 1 year apply within 4 years Principal Residence full-time (30hr/week Can buy with spouse within 60 days of & 1560 hrs over 12 from payment purchase months) **Work Permit** Check: