

Non-Resident Speculation Tax (NRST)

NEITHER Canadian NOR Permanent Resident in Canada

Purchase (New or Old) → Sale

Residential Property → Mixed Property → Commercial Property

N/A

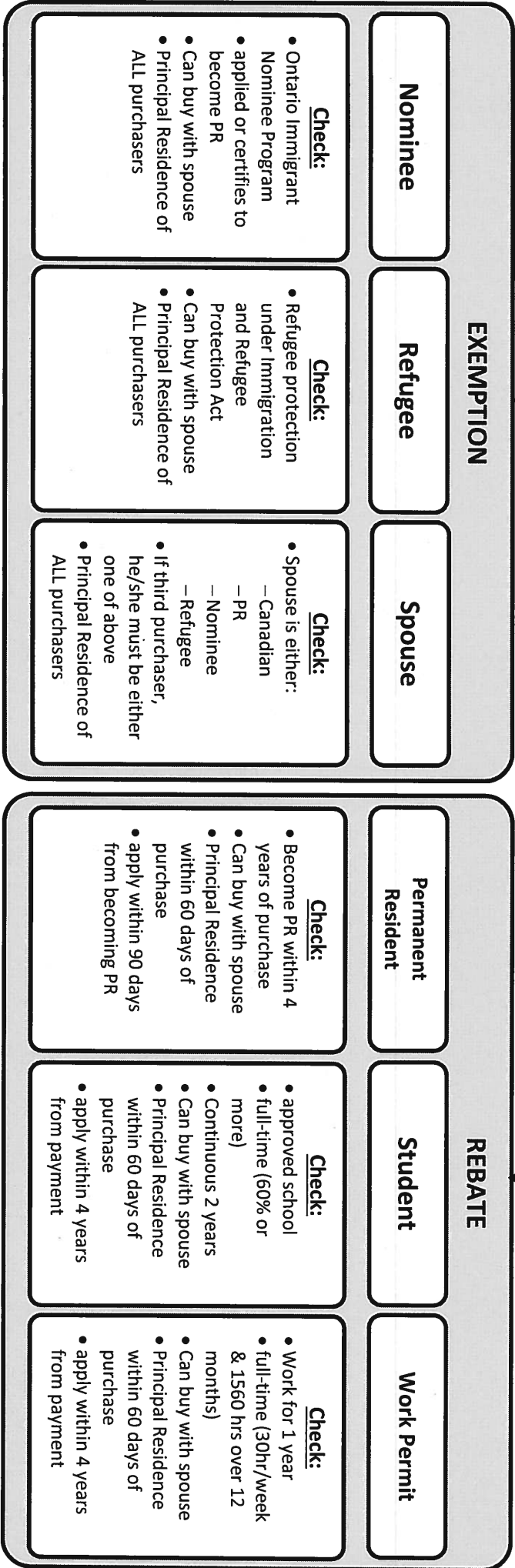
N/A

(Note: Non-resident withholding tax of 25% applies to an individual who files their tax return as a non-resident. The "non-resident" here is not determined by citizenship or PR status unlike NRST.)

Check:

- (1) Any of purchasers on title is a non-resident
- (2) Greater Golden Horseshoe Region (Toronto, York, Barrie, Brantford, Waterloo, Hamilton, Niagara, Simcoe, Peterborough, etc)
- (3) APS or Assignment after April 20, 2017
- (4) 1- 6 single family residences

Application
15% x FULL purchase price x Residential portion



Definition of "Spouse":

- Married
- Lived together continuously for at least 3 years
- In a relationship of some permanence, if they are the natural or adoptive parents of a child.