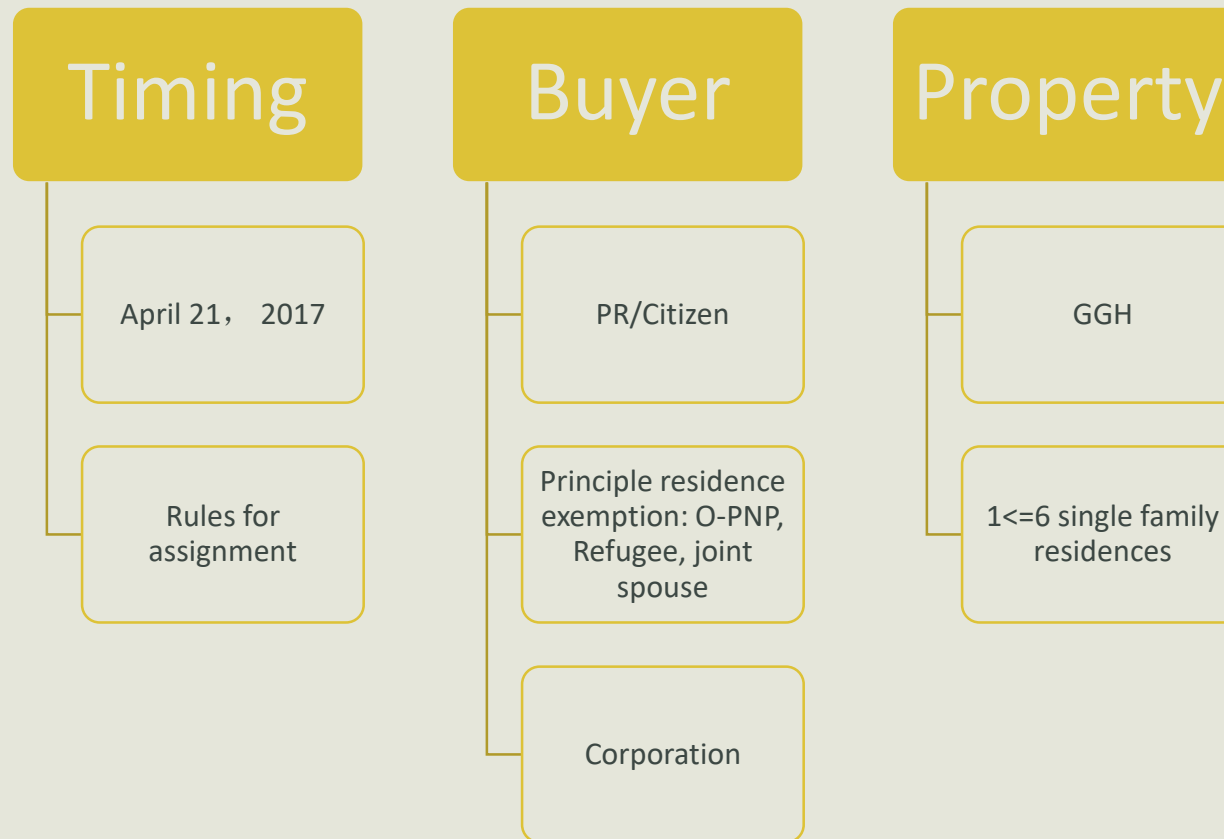


The background features a dark, textured surface with faint, light-colored illustrations. On the left, a large microscope is depicted. At the top left, a globe shows the continents. Below the globe, there are several books stacked together. On the right side, there are various symbols including a percentage sign, a plus sign, and a right-pointing arrow.

# 海外买家税相关的法律问题

Donghua (Echo) Wu  
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Location: Homelife New World Brokerage, 205-201 Consumers Rd, Toronto  
Date: March 7, 2019

# Non-Resident Speculation Tax Scope



# NRST Calculation

- General application
- Rules for assignment
- Mixed types of property



# Rebate- 4-2-1

PR

4 years

Student

Continuous enrollment, post-secondary

“after” closing = immediately?

Foreign worker

Continuously, full time

“after” closing = immediately?

- Valid permits
- must be principal residence within 60 days of closing

# Frequently Asked Questions (Rebate)

## **Work permit**

- Proof of principle residence
- Gap between closing and work
- Change jobs
- Processing time and auditing

## **Student**

- Third and fourth year student
- Continuously, full time

# Frequently Asked Questions – Entities

- Proof of status, what is a “spouse”
- Buyer is Corporation
- Buyer is a nominee/trustee
- Buyer age
- Farm property
- Ontario PNP

# The Knowns and Unknowns

- Gifts
- Separation
- Shares transfer
- Anti-avoidance provision

# Useful Resources

## Land Transfer Tax

- Ontario Land Transfer Tax (<https://www.fin.gov.on.ca/en/tax/ltt/>)
- Toronto Land Transfer Tax (<https://www.toronto.ca/services-payments/property-taxes-utilities/municipal-land-transfer-tax-mltt/>)
- A special note about first time buyer LTT rebate
  - January 1, 2017

## NRST

- Ontario Ministry of Finance (<https://www.fin.gov.on.ca/en/bulletins/nrst/>) 1-866-668-8297



# Questions? Comments? Contact us?

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