



Opening Doors. Delivering Dreams.

771 St. Clair Avenue West

Toronto, ON M6C 1B4

Fax: 416-901-7445

Phone: 416-901-7444

www.urbanvillagerealty.ca



Commercial Properties

A provincial land transfer tax applies to all properties in Ontario, including Toronto. A separate Toronto land transfer tax applies to Toronto properties only.

Note (Toronto Land Transfer Tax):

Any transactions where the purchaser and vendor have entered into an Agreement of Purchase and Sale for the property prior to December 31, 2007, and closing after the TLTT takes effect on February 1, 2008, will be REBATED the full amount of the Toronto land transfer tax, regardless of how long after February 1, 2008 the closing date is. Transactions closing before February 1, 2008, will not be charged the Toronto Land Transfer Tax.

To calculate the total LTT payable for Commercial properties, add the following together:

Provincial Land Transfer Tax

(Applies to all Ontario properties, including Toronto)

0.5% on the first \$55,000

plus 1.0% of the amount from \$55,001 to \$250,000

plus 1.5% of the amount in excess of \$250,001

Toronto Land Transfer Tax

(Applies to Toronto properties only)

0.5% of the amount of the purchase price up to and including \$55,000

plus 1% of the amount of the purchase price between \$55,000 and \$400,000

plus 1.5% of the amount between \$400,000 and \$40 million

plus 1% of the amount above \$40 million

For additional information please contact the Ontario Ministry of Finance at 905-433-6361 (for provincial land transfer tax questions) or the City of Toronto at 416-338-0338 (for Toronto land transfer tax questions). The Toronto Real Estate Board or Urban Village Realty Inc. assumes no responsibility for the accuracy or completeness of the information set out in this section.