



Ministry of
Finance

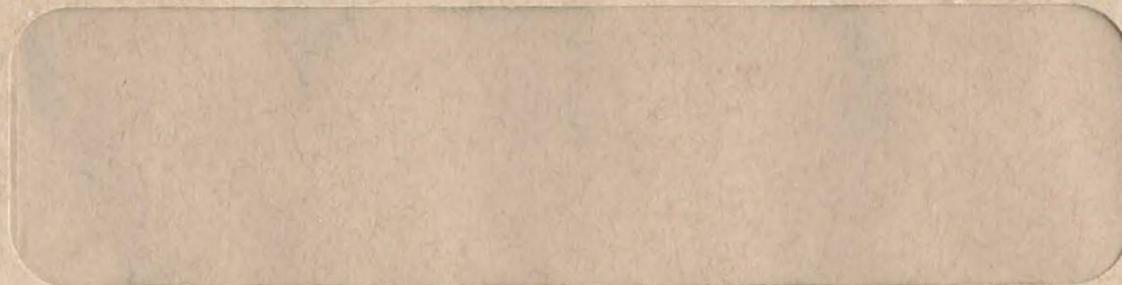
Speculation and Vacancy Tax
Property Taxation Branch

Mailing Address:
PO Box 9472 Stn Prov Govt
Victoria BC V8W 9W6



ACTION REQUIRED

This envelope contains important tax information. You will need to complete a declaration.



WHAT YOU NEED TO DO

- 1 Read your declaration letter.
- 2 Keep your letter as it contains your Letter ID and Declaration Code — you'll need them to complete your declaration.
- 3 Have all required personal information such as your Social Insurance Number on hand. This information will help verify that you are eligible for an exemption.
- 4 Complete your declaration online at gov.bc.ca/spectax. It's quick and secure.

Did you know? Business partnerships, trusts and corporations must also provide information on corporate interest holders and beneficial owners as part of their declaration.

WHO NEEDS TO DECLARE?

Most residential property owners in the taxable regions must declare. **All owners on title, including family members, must each complete a new declaration every year.**

DEADLINES



March 31, 2022
Declaration deadline.

July 2, 2022
Speculation and vacancy tax payment due (if owning/applicable).

July 3, 2022
Interest begins to accrue, and penalties may be applied on any unpaid tax amount (if applicable).

WHERE YOU CAN FIND HELP

In English: gov.bc.ca/spectax
1-833-554-2323

En français: gov.bc.ca/spectax
1-833-554-2323

如有問題請諮詢稅務專家或致電:
1-833-554-2323

如有问题请咨询税务专家或致电:
1-833-554-2323

ਜੇ ਤੁਹਾਡਾ ਕੋਈ ਸਵਾਲ ਹੈ ਤਾਂ ਟੈਕਸ ਮਾਹਰ ਨਾਲ ਗੱਲ ਕਰੋ ਜਾਂ ਜਾਣਕਾਰੀ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਫੋਨ ਕਰੋ:
1-833-554-2323

Mayroong tanong? Makipag-usap sa isang eksperتو sa buwis o kumuha ng impormasyon sa:
1-833-554-2323



BC's Speculation and Vacancy Tax

**More than
99%
of British
Columbians
are exempt**

**But you
still have
to declare**

Declare by March 31, 2022
to claim your exemption

The quick and secure
way to declare is online
gov.bc.ca/spectax

Making Housing More Affordable

THE SPECULATION AND VACANCY TAX

- Helps turn empty units into homes for people — including 18,000 condos in Metro Vancouver, according to Canada Mortgage and Housing Corporation (CMHC).
- Discourages real estate speculation that inflates prices.
- Ensure homeowners who report the majority of their household income outside of Canada pay their fair share of taxes in B.C.
- Revenue from the tax is used to fund affordable housing in the regions where the tax applies.

More than 99% of British Columbians are exempt from this tax but residential property owners in the taxable regions must make a new declaration every year to receive their exemption.

If you aren't eligible for an exemption, you may be eligible for a tax credit to reduce the amount of tax you pay.

To learn more, go to gov.bc.ca/spectax

Or phone 1-833-554-2323 to speak with a call centre agent.

TACKLING HOUSING AFFORDABILITY IN B.C.

The Homes for BC plan is supporting affordability by:

- Delivering 114,000 affordable homes over 10 years.
- More than 30,000 homes are already complete or underway.
- Investing in the HousingHub that has over 3,700 homes completed or underway throughout B.C. for households with an average annual income of \$75,000.
- Shining a light on hidden ownership with both the Land Owner Transparency Registry and the Condo and Strata Assignment Integrity Register.

gov.bc.ca/spectax



WHAT YOU SHOULD KNOW

- You must make a *new* declaration every year.
- The speculation and vacancy tax is different from Vancouver's empty homes tax. You will need to declare for both taxes if you have a residential property in Vancouver.
- **The quickest way to get information and to declare is online at:**
 - gov.bc.ca/spectax
 - It's quick and secure.
- If you don't have internet access or you have a question about complex ownership situations:
 - Talk to a call centre agent at 1-833-554-2323.
- If a deceased owner remains on title, their estate may still have to complete a declaration, and if applicable, pay any tax owing.
 - Go to gov.bc.ca/spectax for more information or
 - Call 1-833-554-2323 – Tell the agent you want to declare on behalf of a deceased owner.
- To learn about your land title and how to do a title search, visit LTSA.ca





Declaration Code: [REDACTED]
Letter ID: [REDACTED]

Declare Now
gov.bc.ca/spectax

Dear [REDACTED]

The speculation and vacancy tax is an annual tax requiring residential property owners in the taxable regions to complete a declaration. The tax encourages those with empty properties in urban areas to put them back into the housing market, and has successfully turned thousands of empty residential properties into homes for people.

The B.C. government expects that 99% of British Columbians will be exempt from this tax. To claim your exemption, or to determine the amount of tax you owe for the 2021 tax year, you will need to follow a simple process to make a declaration.

As you own property in a taxable region, you must complete a declaration for the 2021 tax year by March 31, 2022. **If your property has more than one owner, a letter will be sent to each owner, and a separate declaration must be made for each owner, even if the owners are spouses.**

1. GET READY - You will need:

- Declaration Code: [REDACTED]
- Letter ID: [REDACTED]
- Property address: [REDACTED]
- For individuals, your Social Insurance Number (SIN) and date of birth
- For corporations, the Business Number, incorporation number and date of incorporation

You may also be asked for other information depending on your situation.

2. DECLARE:

- Declare online at gov.bc.ca/spectax
- Individuals may also declare by calling toll-free at **1 833 554-2323**, 8:00 a.m. to 8:00



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Postage paid
Lettermail
Port payé
Poste-lettres

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If you do not declare by March 31, 2022, you will receive a tax notice and may be taxed up to 2% of your property's assessed value.



Declaration Code: [REDACTED]
Letter ID: [REDACTED]

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Speculation and Vacancy Tax Confirmation

Summary of your Declaration

Confirmation Number: [REDACTED]

Submission Date: [REDACTED]

Calendar / Taxation Year:

B.C. Resident:

Yes

Declaring As:
Individual

Date of Birth:

[REDACTED]

Declaration Submitted By:

SIN:

Owner's Name:

Canadian/Permanent Resident:
Yes

Income Reported in Canada:
Yes

Mailing Address:

For more information, visit our website at gov.bc.ca/spectax or email at spectaxinfo@gov.bc.ca or call toll-free at 1 833 554-2323.

Address

Exemption Applied For

Principal residence



Speculation and Vacancy Tax Confirmation

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Confirmation Number: [REDACTED]

Submission Date: [REDACTED]

Calendar / Taxation Year:

B.C. Resident:

Yes

Declaring As:
Individual

Date of Birth:

[REDACTED]

Declaration Submitted By:
[REDACTED]

SIN:

[REDACTED]

Owner's Name:
[REDACTED]

Canadian/Permanent Resident:
Yes

Income Reported in Canada:
Yes

Mailing Address:
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Address	Exemption Applied For
[REDACTED]	Principal residence