

Deed Transfer Affidavit of Value Information

As a purchaser of real property (a grantee), you must complete a Deed Transfer Affidavit of Value form regardless of whether you will pay deed transfer tax or not.

This Deed Transfer Affidavit of Value form is prescribed by regulations under Part V of the *Municipal Government Act*. Municipalities that collect deed transfer tax will use the form for that purpose. The Government of Nova Scotia will use information from this form to update its land information and assessment data. Some of the information entered on this form (Section 4) is confidential and is used only for internal purposes, while other information (Section 1) is contained in publically accessible Registry databases.

In **Box 1**, please provide the names and mailing addresses of all of the people who will own this property after this purchase is complete.

Each owner will receive an annual assessment notice if separate mailing addresses are provided. If only one mailing address is provided, one assessment notice will be sent to the owner(s) at the address provided.

Providing a complete and accurate mailing address is very important. Without it, assessment notices might not be delivered. To confirm the postal code for a Canadian address, check the Canada Post web site at <http://www.canadapost.ca/CPC2/addrm/pclookup/pclookup.shtml>

Please provide either the PID or AAN or both in **Box 2**. These can be obtained from:

Property Identifiers (PID)	Assessment Account Numbers (AAN)
<ul style="list-style-type: none">• Land Information Centres• Registry of Deeds• Nova Scotia Property Records Database (if you subscribe)	<ul style="list-style-type: none">• Assessment Offices• Land Information Centres• Registry of Deeds• Nova Scotia Property Records Database (if you subscribe)

In **Box 3**, please provide the name(s) of the seller(s).

Box 4 is used to calculate the deed transfer tax. Municipalities may pass a by-law to levy a deed transfer tax of up to 1.5% of the sale price of the property being sold. Check with the municipality to determine if it has a deed transfer by-law and whether the tax should be paid at the municipal office or at the Registry of Deeds.

Sale/Purchase Price is the entire consideration paid for the sale of the property. Refer to the *Municipal Government Act*, Section 3 for definitions of “deed” and “sale price”, and to Section 109 for exemptions from Deed Transfer Tax. Note that HST actually paid, or HST rebate actually received or to be received is not included calculating the deed transfer tax.

Box 4 is also used by the Assessment Services Division to collect information on the Sale/Purchase Price or, in the case of new residential construction, the Contract Price of the sale. The Nova Scotia Association of Realtors defines “Contract Price” as the purchase price plus the net HST. Purchase Price or Contract Price can be easily found on the standard “Agreement of Purchase and Sale Form 104” published by the Nova Scotia Association of Realtors.

ADDITIONAL INFORMATION

The *Municipal Government Act* is available at: www.gov.ns.ca/snsmr/muns/legal/mga

Contact information is available as follows:

Regional Assessment Offices: www.gov.ns.ca/snsmr/asmt/contact/

Registry of Deeds: www.gov.ns.ca/snsmr/property/office.stm

Nova Scotia Municipalities: www.gov.ns.ca/snsmr/muns/contact/

HST Information: www.ccra-adrc.gc.ca
Halifax phone: 902-426-3972
Sydney phone: 902-564-7085
Toll-free: 1-800-959-1953

Nova Scotia Association of Realtors: Phone: 902-468-2515
Toll-free: 1-800-344-2001