

New Info Re. Toronto LTT Rebates Provided By City

December 14, 2007 -- The City of Toronto has indicated that it has been able to make arrangements that will allow purchasers who are eligible for a FULL rebate of the Toronto Land Transfer Tax (TLTT) to close their transactions without paying the TLTT upfront (and then receiving a rebate at a later date). The City previously indicated that these arrangements would not be made until the "spring of 2008", but has now indicated that changes will be made by February 1, 2008, when the Toronto land transfer tax takes effect.

Toronto land transfer tax is not payable on transactions closing before the tax takes effect on February 1, 2008. For transactions closing after the Toronto land transfer tax takes effect on February 1, 2008, the City of Toronto allows for certain rebates, as described below.

Details

According to the City, purchasers who are eligible for a FULL rebate of the Toronto land transfer tax will not have to pay the tax (meaning that they do not have to pay the tax upfront and be rebated later). This includes the following:

- Purchasers who have entered into an Agreement of Purchase and Sale for a property on or before December 31, 2007; and
- First-time home buyers where the total Toronto land transfer tax is \$3,725 or less (\$3,725 is the amount of TLTT payable on a home purchased for \$400,000). **First-time home buyers with Toronto land transfer tax payable above the maximum rebate amount of \$3,725 (those purchasing homes above \$400,000) will be required to pay the total Toronto land transfer tax, and then receive the maximum rebate of \$3,725 at a later date from the City. Once all changes have been made to Teranet's collection system, in the spring of 2008, these buyers will only have to pay the balance of the Toronto land transfer tax above \$3,725.**

More Information

Complete details of the Toronto land transfer tax are available [here](#) or by calling the City of Toronto at 416-338-0338.

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