

Purchase Price of the Property	Land Transfer Tax
On the first \$55,000	0.5%
On the excess between \$55,000 - \$250,000	1% of the excess amount
On the excess between \$250,000 - \$400,000	1.5% of the excess amount
On the excess over \$400,000	2% of the excess amount

Example

If the purchase price were \$300,000, the Land Transfer Tax would be calculated as follows:

The first \$55,000

$(\$55,000 \times .005)$

$\$250,000 - \$55,000 = \$195,000$

$(\$195,000 \times .01)$

Value of \$300,000 - \$250,000 = \$50,000

$(\$50,000 \times .015)$

$= \$275 + \$1,950 + \$750$

$= \$2,975$

City of Toronto Municipal Land Transfer Tax (MLTT) – payable in addition to the LTT

In addition to the provincial LTT, the City of Toronto introduced the following tax that must be added to the LTT as of February, 2008. First time purchasers can receive a rebate on this tax up to \$3,725.00. In the above noted example this is not a first-time purchase so the MLTT would add an additional \$2,725 to the LTT for a total payable of \$5,700.

Purchase Price of the Property	Land Transfer Tax
On the first \$55,000	0.5%
On the excess between \$55,000 - \$400,000	1% of the excess amount
On the excess over \$400,000	2% of the excess amount