

14.0 Deed Transfer Tax Analysis

Fiscal Year	Amount Collected	
2012-2013	\$ 347,591	
2013-2014	\$ 322,134	
2014-2015	\$ 341,705	
2015-2016	\$ 542,576	
2016-2017	\$ 594,704	
2017-2018	\$ 672,356	
2018-2019	\$ 278,435	<i>April 1, 2018 to August 31, 2018</i>

14.0 Deed Transfer Tax Analysis (cont.)

→ Deed transfers are recorded on the *Deed Transfer – Affidavit of Value* form. There is space on the form to put either the PID or Assessment Account Number (see below);

2. Description of Property

Location of property conveyed

same as mailing address above

Civic #

Street/Road Name

Community Name

Postal Code

Complete one or more

Property identifier (PID).

Assessment account number

14.0 Deed Transfer Tax Analysis (cont.)

→ Each Month, municipalities are provided with the *Municipal Deeds Transfer Tax Activity Report*. Sometimes there is an Assessment Account Number. Often, there is not (see below);

Municipal Unit	Item	Date	Document #	AAN	Tax Paid	Sale Price
MUNICIPALITY OF THE COUNTY OF INVERNESS	1	2018-07-03	112848933 E	00405566	\$1,348.50	\$89,900.00
	2	2018-07-03	112849204 E		\$1,997.47	\$133,164.81
	3	2018-07-03	112853875 E	02480506	\$1,200.00	\$80,000.00
	4	2018-07-04	112860797 E		\$0.00	\$0.01
	5	2018-07-04	112862751 E	00393967	\$0.00	\$0.01
	6	2018-07-04	112862769 E		\$0.00	\$1.00
	7	2018-07-04	112863064 E		\$0.00	\$0.00
	8	2018-07-05	112866794 E		\$4,425.00	\$295,000.00
	9	2018-07-05	112869939 E		\$0.00	\$0.01
	10	2018-07-06	112871562 E		\$900.00	\$60,000.00
	11	2018-07-06	112872586 E	012015153	\$0.00	\$0.01
	12	2018-07-06	112874756 E	02493004	\$1,275.00	\$85,000.00
	13	2018-07-06	112878146 E	new	\$0.00	\$0.01
	14	2018-07-06	112878377 E	00149861	\$0.00	\$0.01
	15	2018-07-09	112881967 E		\$2,700.00	\$180,000.00
	16	2018-07-10	112887410 E		\$3,900.00	\$260,000.00
	17	2018-07-10	112888913 E	00611557	\$0.00	\$0.01
	18	2018-07-10	112889226 E		\$2,025.00	\$135,000.00
	19	2018-07-10	112892188 E	00152749	\$150.00	\$10,000.00
	20	2018-07-10	112892949 E		\$0.00	\$0.01
	21	2018-07-11	112895686 E		\$1,942.50	\$129,500.00
	22	2018-07-11	112895959 E		\$2,775.00	\$185,000.00
	23	2018-07-11	112898128		\$0.00	\$0.00
	24	2018-07-11	112898854 E		\$2,192.41	\$146,160.52
	25	2018-07-12	112901682 E		\$3,300.00	\$220,000.00
	26	2018-07-12	112901732 E		\$60.00	\$4,000.00
	27	2018-07-12	112903043 E	04769554	\$0.00	\$0.01

14.0 Deed Transfer Tax Analysis (cont.)

- If all Assessment Account Numbers were provided on the *Municipal Deeds Transfer Tax Activity Report*, the amount of staff-time it would take to look up every account to determine the district (location), would be substantial;
- If all PID's were provided to the Municipality, the Municipality would then have to look up the assessment account number to determine the district;
- Account numbers are not always available at the time the *Deed Transfer – Affidavit of Value* is filled out. An example would be a newly sub-divided property;

14.0 Deed Transfer Tax Analysis (cont.)

- A large sale price is not an indicator of development. For example, the Episcopal Corp of Port Hawkesbury sold a property on Colindale Rd for \$4,000,000, generating a deed transfer tax at that time of \$40,000 to a numbered company from British Columbia over ten years ago and there has been no development to that property to date;
- The monthly report from the Eastern District Planning Commission (EDPC) would be a better guide in determining what locations development is occurring in Inverness County.