

**REAL ESTATE
Multi-Jurisdictional Survey II**

**ISSUES IN OWNERSHIP OF REAL ESTATE
(CANADA NATIONAL)
Blake, Cassels & Graydon LLP**

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Canada

1. Is perpetual fee simple ownership of real property permitted? If not, what are the principal forms of ownership, or other principal form of ownership, of real property?

Yes, fee simple absolute property ownership is permitted in Canada. Other forms of ownership for which titles may be issued are: leaseholds, air space parcels, condominiums, surface rights only, mining rights only and co-ownership.

2. What instruments are used to convey fee simple ownership, or other principal form of ownership, of real estate?

A deed/transfer of land in prescribed form is used to convey ownership of real estate. A deed/transfer will be construed as conveying the entire estate or interest that the transferor owns unless any limitations are clearly expressed. An assignment of lease is generally utilized for the transfer of a leasehold interest in land.

3. How in this jurisdiction is the ownership of real property recorded or searched? Who generally performs the search?

Transfers evidencing the ownership of real property and all other title-related documents are recorded in the government land registry office in the locality where the real property is situated. Within the past few years, various provincial governments have introduced electronic land registration systems. With respect to those real properties which have been converted to the electronic land registration system, transfers and other title-related documents may be registered and title searches may be conducted online via computer. With respect to those real properties which have not yet

been converted to the electronic land registration system, transfers and other title-related documents are registered in paper format and title searches are conducted at the applicable land registry office. A title search may be conducted by a lawyer, a paralegal or law clerk working for the lawyer or, in some circumstances, a title insurance company.

4. What assurances of ownership are available to purchasers of real property (e.g., title insurance or title opinions)? What is the cost of obtaining such assurances?

There is a government guarantee of registered title that applies in certain circumstances in British Columbia, Alberta, Saskatchewan, Manitoba and parts of Ontario. In many transactions, purchasers rely upon title opinions from the purchaser's lawyer. Title insurance is available in Canada. Title Insurance companies are regulated by the various provinces. Title insurance rates are set by various title insurance companies and are generally approximately \$0.75 per thousand dollars of value of the real property insured, subject to variation depending on the amount of insurance coverage being obtained. As well, title insurance companies generally offer a discounted premium of approximately \$0.10 per \$1,000 of coverage for a lender's policy when such policy is being obtained contemporaneously with or within a short period of time following the issuance of an owner's policy.

5. What are the most common forms of investment vehicles? What are the most common entities employed to own investment real estate in a tax efficient manner?

There are many forms of investment vehicles utilized to hold beneficial ownership of real estate in Canada: a limited liability company, an unlimited liability company, a general partnership, a limited partnership, a trust or a real estate investment trust. Sometimes two or more beneficial owners of real estate hold as tenants in common (or co-tenants). Registered ownership is almost always held in the name of a limited liability company. The most common entities employed to hold beneficial interest in real estate are limited partnerships, trusts or unlimited liability companies, depending upon the tax rules applicable in the home jurisdiction of the investment vehicle and in Canada.

6. Has this jurisdiction adopted, or is it considering, legislation permitting the creation of real estate investment trusts or similar entities?

Real estate investment trusts are permitted in Canada. Certain rules govern the tax status of REITs under the *Income Tax Act* (Canada).

7. What state or local transfer, stamp or similar taxes are levied generally on sellers or buyers upon the direct transfer of real estate?

Most provinces in Canada (other than Alberta) impose a land transfer tax upon the buyer receiving a direct transfer of real estate. In most provinces of Canada both registered and unregistered transfers of real estate are subject to such taxation. In addition to taxing the transfer of freehold interests in real estate, long term leases also attract tax, in the case of Ontario those having a term of 50 years or more, in Quebec 40 years or more and British Columbia 30 years or more. There are certain exemptions

from land transfer tax that may be applicable generally involving transfers between non-arm's length entities. Mortgages are not subject to land transfer tax.

8. What state or local transfer, stamp or similar taxes are levied generally on sellers or buyers upon the transfer of interests in entities which own real estate?

Generally speaking, land transfer tax is not applicable to the transfer of shares in a corporation owning real estate; however, if an exemption previously applied to an unregistered transfer to an affiliated corporation (see item 7 above), and a change of control subsequently occurs within three years following the initial transfer, the subsequent share transfer will trigger the obligation to pay land transfer tax. Transfers of interests in partnerships or limited partnerships (other than very small holdings in limited partnerships) will be treated the same as a transfer of a co-ownership interests in real estate and thus attract land transfer tax.

9. How significant is local regulation and taxation of real estate? How significant is the variation of real estate law among political subdivisions of this jurisdiction?

There are no land transfer taxes in Alberta. In British Columbia the land transfer tax is approximately 2% of the purchase price. In Quebec tax amounts to approximately 1.5% of the value of the consideration passing from the buyer to the seller. For commercial properties in the Province of Ontario the tax amounts to approximately 1.5% of the value of the consideration passing from the buyer to the seller. In addition, real estate located within the City of Toronto is also subject to an additional land transfer tax equating to approximately 1.5% of the value of the land transferred.

10. Must ultimate beneficial owners of entities which own real estate be disclosed as a matter of public record?

The ultimate beneficial ownership of entities need not be disclosed as a matter of public record.