

## Dear Friend of Exact Tax Service

The following is an important reminder for anyone, including a company or corporation who owns land, inhabitable property like a house, condominium, or cottage, and/or property under construction, as well as owning more than one of the defined properties.

If you don't own fully or partially, or being a trusty of land or inhabitable property you may stop reading now.

Last year (2022) the UHT – Underused Housing Tax – received Royal assent with the intention of taxing owners who purchase(d) property for investment and don't use that property for personal use. However, the way the law was written it encompasses basically everyone, Canadian or not, as well as trusts and companies, incorporated or not.

I attached two of several available links for your perusal and information. I am urging you to read them carefully as there are many different situations where the law applies.

[Introduction to the Underused Housing Tax - Canada.ca](#)

[Underused Housing Tax - Canada.ca](#)

The most important sections to read is the definition of being an **excluded owner or affected owner**.

If you are an excluded owner, you do not need to do anything, however, if you are an **affected owner, with, or without exception** you need to file a UHT return, and pay the necessary taxes by the extended deadline of October 31st, 2023 or you may have to pay a penalty and interest of taxes owing. The actual deadline was April 30<sup>th</sup>, but due to a lack of concise information the deadline was extended. Please note, the UHT return cannot be e-filed and must be mailed to prescribed tax centres or dropped-off at a tax centre near you.

Also attached is a link for the form to be used to file the UHT return. Note: In order to complete the form you will need the property(ies) PLAN number(s) and the property(ies) tax number(s).

I urge you to read all pertaining information carefully.

<https://www.canada.ca/en/revenue-agency/services/forms-publications/forms/uht-2900.html>

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