



Canadian Property Guide

Summer 2004

Contact:
Brian French
bfrench@naidirect.com

	ACQUISITION COSTS			TENANT'S COSTS	LEASER					LANDLORD & TENANT						
	TRANSFER TAX	AGENT'S FEES	LEGAL FEES	AGENT'S FEES	LEASE LENGTH	RIGHT TO RENEW	RENT PAID IN ADVANCE	GUARANTEE (Months)	VAT*	RENT PERIOD	RENT BASIS	INDEXATION PERIOD	INDEXATION BASIS	REPAIRS & MAINTENANCE LANDLORD	REPAIRS & MAINTENANCE TENANT	INSURANCE TENANT PAYS
ALBERTA	1/50 of 1%	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	7% ^{††}	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
BRITISH COLUMBIA	1% of amt < \$200000 + 2% of amt > \$200000	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	14.5% [†]	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
MANITOBA	\$900 + 1.5% > \$150000	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	14% [†]	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
NEW BRUNSWICK	0.25%	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	15% ^{**}	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
NEWFOUNDLAND	\$50 + 0.4% of amt > \$50	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	15% ^{**}	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
NOVA SCOTIA	\$70 + up to 1.5% (local)	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	15% ^{**}	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
ONTARIO	Varies	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	15% [†]	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
PRINCE EDWARD ISL.	1%	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	17.7% ^{**}	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
QUEBEC	\$2250 + 1.5% of amt > \$250000	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	15% [†]	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
SASKATCHEWAN	0.2% < \$1M + 0.1% > \$1M	1%-7%	Varies	3%-6%	5-10 years	Yes	Monthly	Varies	13% [†]	Negotiable	Negotiable	Annual	CPI or spec amt	Repairs	Maintenance	Yes
USA	Varies by State	1%-6%**	By Agreement	4%-6%**	5 years	No	Monthly	1-3	N/A	N/A	N/A	Annual	Cost of Living	Varies	Varies	Yes

KEY

- VAT regimen consists of Federal Goods & Services Tax of 7% and Provincial Sales Tax.
- These provinces have a harmonized sales tax payable on all goods and services.
- † These provinces have a separate provincial sales tax that is not calculated against purchase of services.
- †† This province does not have provincial sales tax on goods or services.

- * With the exception of the USA, fees are generally shown as a percentage of the annual rent.
- ** Usually paid by Vendor or Lessor
- + Plus
- CPI Consumer Price Index

This table is intended as an overview, and NAI accepts no liability for any loss or damage arising from its contents. Professional advice should be sought for specific transactions.