

## Gifts of Real Estate and Tangible Property

### Remember the Causes and People You Care About Most

Real estate and personal property are often overlooked as a charitable gift but could be a great way to support your favourite charity or cause.

### Examples of Gifts of Real Estate and Tangible Property

- Real Estate: Houses, cottages, commercial buildings
- Personal Property: Jewelry, antiques, art, vehicles, collections
- Principal Residence: An official donation receipt is given for the *fair market value*, which offsets other taxes on your Estate. There is no tax levied on the principal residence itself.
- Cottage or Other Real Estate: Canada Revenue Agency levies tax on the capital gain of all other real estate assets. A charitable tax receipt can help to offset the tax on the gain as well as other taxes in your Estate.

### How Does Making a Gift of Property Benefit You?

By giving a gift of property, you create a lasting legacy that shows your generosity and support of Habitat for Humanity GTA.

It provides you with an opportunity to fulfill dreams of making a larger contribution that is normally not possible during one's lifetime — an achievement for you and your loved ones to be proud of.

It allows you to give from possessions you don't need, normally without changing your income or lifestyle. You might not have liquid assets to fund a substantial legacy gift, but may have considerable holdings in your property. The property can be immediately donated, making for a

much larger gift that could be funded out of current cash flow or cash assets.

You will receive a donation receipt for the resale value of the property, as decided by a qualified professional appraisal. If the gift is your home, any increase in value since you purchased it will not be taxed but you will receive a donation receipt for the full fair market of the property.

### What are my next steps?

- Contact Habitat GTA to confirm that our charity accepts this type of property as a gift in general.
- Sign and deliver to us a deed transferring the property to Habitat for Humanity Greater Toronto Area.
- Habitat GTA, as required by our policies, will review the offer of the gift and decide if it wishes to accept it and will start the valuation process.
- As part of our decision-making about the gift, Habitat GTA might undertake appropriate searches and investigations, especially in the case of real estate, regarding ownership, mortgages, encumbrances, title restrictions and environmental liability.
- After the formal completion of the property transfer and the property appraisal, you will receive an official donation receipt for the fair market value.

## We're Here to Help

Should you decide to make a gift of real estate or tangible property to Habitat GTA, please contact us for further discussion. Your gift intention will be held in strictest confidence.

The correct legal name to include is:  
Habitat for Humanity Greater Toronto Area  
155 Bermondsey Road Toronto, ON M4A 1X9  
Charitable Registration Number: 13382 4680 RR0001

## For More Information:

Contact:  
Allison Adams  
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Contact us to discuss your particular situation and ask any questions you may have about supporting us with a gift of real estate or tangible property.

This information and material is intended to provide general examples and reference tools for understating the way in which charitable gifts may be made to Habitat for Humanity GTA and is for illustration purposes only. Habitat for Humanity GTA does not give legal or financial advice.

Habitat for Humanity GTA strongly recommends donors review this information and material and consult with independent legal, financial and/or tax advisors. This will ensure you receive appropriate legal advice, your financial goals are considered, your tax situation reviewed and your legacy gift is otherwise tailored to your personal circumstances.

### Privacy Statement

Habitat for Humanity GTA protects the privacy of all of the information that you share with us. The personal information that you provide to Habitat for Humanity GTA will be used to provide tax receipts, to contact you regarding your gift, and to keep you informed of other Habitat for Humanity GTA events. Habitat for Humanity GTA maintains a strict policy of honouring donor privacy. Under no circumstances will Habitat for Humanity GTA share, trade, or sell any of our donor information.