

**AFFIDAVIT OF DECLARED VALUE #2 -  
NOT AN ARMS-LENGTH TRANSACTION  
OR DECREASE IN VALUE**  
*(Land Titles Tariff of Fees Regulation, s. 1(2))*

TO THE REGISTRAR:

Re: \_\_\_\_\_  
*(Parcel number or legal description)*

**I SWEAR/AFFIRM THAT:**

1. In this affidavit,
  - a. “land” means the land described in the attached instrument and includes all buildings and all other improvements affixed to the land; and
  - b. “declared value” means either
    - i. the actual amount paid by the transferor to the transferee; or
    - ii. the dollar amount that the land might be expected to realize if it were sold on the open market by a willing seller to a willing buyer or in an otherwise arms-length transaction.

2. I am the *(select one)*

transferee / one of the transferees named in the attached instrument. As of the date of this affidavit, the declared value of the land is \$\_\_\_\_\_.

agent of the transferee(s) named in the attached instrument and I am authorized to make this affidavit. I am familiar with the land and the circumstances of the transaction in which this affidavit will be sworn and, as of the date of this affidavit, the declared value of the land is \$\_\_\_\_\_.

***If the declared value has increased since the date of the last transfer, no explanation is required.***

***Optional clauses for explaining decrease in declared value – see Note below.***

3.  The declared value is the actual amount paid by the transferee to the transferor in an arms-length transaction.

**OR**

- The declared value is the value determined in a court-ordered or court-approved sale of the land.

***If the declared value is the actual amount paid by the transferee in an arms-length transaction or is the value determined in a court-ordered or court-approved sale, no further explanation is required regardless of whether the declared value has increased or decreased since the date of the last transfer.***

***If the declared value is not the actual amount paid by the transferee in an arms-length transaction or is not the value determined in a court-order or court-approved sale, then the transferee must provide a reasonable explanation for why the land has not increased in value since the date of the last transfer, for example:***

3.  The value of the land has not increased since the date of the last transfer because
- the buildings and other structures have been removed from the land
  - the buildings and other structures remain on the land but have been
    - destroyed by fire, or
    - condemned by the authority having jurisdiction over occupancy, or
    - are no longer fit for occupancy, or
    - have been demolished.
  - [another reason]

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**Note:**

- **Do not submit an Affidavit with a declared value at or below the current title value without an explanation. If you do not provide an explanation, your instrument will be rejected and you will not be able to correct your Affidavit.**
- **The list provided of possible responses are examples only. There are potentially many other reasons why the land may not have increased in value.**

SWORN/AFFIRMED BEFORE ME	)	
at _____ in _____	)	_____
on the ____ day of _____, 20____	)	(Signature)
	)	
_____	)	_____
(Signature of Notary or Commissioner)	)	(print name)
	)	
_____	)	
(print full name)	)	
	)	
Notary Public in and for Yukon;	)	
or Notary Public or Commissioner for Oaths in	)	
and for _____	)	
(My commission expires: _____)	)	

**\* All notaries and commissioners must print or stamp their name and qualifications as well as the expiry date of their commission, or indicate that their commission does not expire; all notaries outside of Yukon must affix their official seal (subsection 61(3), Yukon Evidence Act).**

*Access to Information and Protection of Privacy Act:* This information is being collected under the authority of section 165 of the *Land Titles Act, 2015* for the purpose of registering an instrument or caveat against the certificate of title. Under section 210 of the *Land Titles Act, 2015*, the ATIPP Act does not apply to the records kept by the Registrar of Land Titles. This form may be made available to other government offices and to the public. For further information, contact the Registrar of Land Titles at (867) 667-5612.