



GESTION JC

COMPTABILITÉ • FISCALITÉ • CONSEILS

GestionJC Inc.

Service proposal

Certificates of compliance

GESTION JC

ACCOUNTING TAXATION ADVISORY

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Overview

Firm

GestionJC Inc. is a tax and accounting firm led by an experienced tax specialist and accountant specializing in personal income tax, real estate investors and non-residents.

Objectives

- Our services for certificates of compliance / disposition aim to:
- provide peace of mind by managing the entire process (analysis, forms and communication with the CRA and Revenu Québec);

Mission statement

- Our mission is to support our clients at every stage in the life of their significant assets, particularly when they sell or dispose of them.
- We aim to build a relationship of trust and confidentiality, analyze the transaction in depth (selling price, acquisition cost, improvements, expenses, residency circumstances, tax treaties, etc.), prepare and submit sound, complete and defensible applications for certificates of compliance, and ensure deadlines and documentation requirements are met for a smooth transaction.

Key to success

A successful certificate of compliance file relies on a thorough analysis of the transaction, an accurate calculation of estimated tax and complete documentation.

At GestionJC Inc., this means specialized expertise in real estate and non-resident taxation, a structured process (assessment, calculations, forms, follow-up), ongoing communication with the client and a focus on results: limiting unnecessary withholdings and securing the transaction.

Services

We offer the following services for your certificate of compliance / disposition needs:

- preliminary situation analysis: review of the transaction (property type, selling price, acquisition cost, improvements, expenses, ownership structure), verification of resident or non-resident status and tax implications, and identification of required forms (federal and provincial);
- preparation and submission of certificate of compliance applications: preparation of federal and provincial forms, calculation of estimated capital gains (or losses) and tax payable, preparation of schedules and supporting documents (calculation schedules, supporting evidence, explanations);
- follow-up and coordination with tax authorities: active follow-up with the CRA and Revenu Québec until certificates are issued, handling requests for additional information and clarifying file details, and working as needed with the notary, purchaser or other parties;

- logistical and administrative assistance: mailing or electronic submission of documents as required, up to 3 follow-ups with tax authorities (federal and provincial), delivery of the certificates obtained and explanation of their implications for the client.

Pricing

We primarily bill at the hourly rates of the various professionals involved in the file, subject to the following minimums:

- \$1,200 + taxes for an individual;
- \$2,200 + taxes for a couple.

Payment terms

Initial deposit: \$700 (individual) or \$1,000 (couple), due upon acceptance of the service proposal and before work begins.

Additional amounts may be required during the engagement based on work progress, the actual complexity of the file and communication with the tax authorities.