

**Should I put my house in joint names with my children to save probate fees?** When clients ask me this question my answer is usually “No”. Putting title into another person’s name jointly with you has significant legal and tax consequences. Joint title holders have the same legal authority and decision-making power, which means that if you decide to sell your house you will have to get your children’s permission. Putting your house in joint names could put your equity at risk and could entangle you in your children’s court proceedings should any of your children ever separate from their spouse. Lastly, the sale of your house could cause a capital gains problem for your children with Canada Revenue Agency if your house is not their principal residence. Probate fees saved by joint ownership are often insignificant when compared to the value of maintaining control and avoiding costly risks.