

Section C – Rebate calculation

Calculation 1 – Purchase of new housing (building and land)

Purchase price (not including GST/HST or the new housing rebate that the builder may have credited to you). Refer to your statement of adjustments to find out the purchase price of the house before GST/HST was applied and the rebate credited by the builder.

\$ _____ A

Amount from line A: \$ _____ × 7%

\$ _____ B

Enter the amount of your GST/HST new housing rebate or GST/HST new residential rental property rebate you are entitled to claim. If your builder paid or credited you with your GST/HST new housing rebate, enter that amount on line C. In any case, do not include the Nova Scotia rebate, if applicable.

OR

If you are entitled to claim a public service body (PSB) rebate, enter the result of the following calculation on line C:

\$ _____ C

Amount from line B: \$ _____ × your PSB rebate rate _____ %

If you are not entitled to any of the above rebates, enter "0" on line C.

Amount from line B: \$ _____ **minus** Amount from line C: \$ _____

\$ _____ D

Total transitional rebate claimed: Amount from line D: \$ _____ ÷ 7

\$ _____ E

Calculation 2 – Purchase of new housing and lease of the land from the same builder

Purchase price (do not include any amount that is rent for the land, that is for an option to buy the land, or that is for the GST/HST new housing rebate that the builder may have credited to you). Refer to your statement of adjustments to find out the purchase price of the house before the rebate was credited by the builder.

\$ _____ A

If the new housing is located in a **non-participating province**, enter the result of the following calculation on line B:

Amount from line A: \$ _____ × 0.0654

If the new housing is located in a **participating province**, enter the result of the following calculation on line B:

Amount from line A: \$ _____ × 0.0609

\$ _____ B

If you are entitled to claim the GST/HST new housing rebate, enter the amount of that rebate. If your builder paid or credited you with your GST/HST new housing rebate, enter that amount on line C. In any case, do not include the Nova Scotia rebate, if applicable. If you are not entitled to the GST/HST new housing rebate, enter "0" on line C.

\$ _____ C

Amount from line B: \$ _____ **minus** Amount from line C: \$ _____

\$ _____ D

Total transitional rebate claimed: Amount from line D: \$ _____ ÷ 7

\$ _____ E

Section D – Certification

I certify that the information given on this application is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total transitional rebate claimed," and I am eligible to claim the GST/HST transitional rebate for this new housing. If the property is owned by more than one person, I am the only person who will complete an application for the GST/HST transitional rebate.

Signature of claimant or authorized person

Date

Information

What is the GST/HST transitional rebate?

Effective July 1, 2006, under proposed legislation, the GST rate is reduced from 7% to 6%, and the HST rate from 15% to 14%. The new GST/HST transitional rebate gives the benefit of the new tax rate to purchasers of new housing (which includes substantially renovated housing) who took possession and ownership **after** June 30, 2006, but signed the purchase and sale agreement **before** May 3, 2006. See below for the conditions for making a claim.

Can I claim the GST/HST transitional rebate?

The GST/HST transitional rebate can apply in the two following situations:

- 1) You purchased the new housing (building and land together).
- 2) You purchased new housing and leased the land from the same builder.

You cannot claim the transitional rebate if you are entitled to claim an input tax credit (ITC) for the tax you paid on the new housing or if you do not meet all of the conditions, listed below, that apply to your situation.

Note

If you are also entitled to claim the GST/HST new housing rebate, the individual that applies for that rebate (that is, the purchaser that signs the new housing rebate application), must sign the application for the GST/HST transitional rebate as well. The rebate will be paid to that individual.

If the GST/HST new housing rebate is not available, the cheque for the transitional rebate will be issued in the name of the owners of the housing and sent to the claimant's address.

1) Purchase of new housing (building and land)

You can claim the GST/HST transitional rebate if all of the following apply:

- you signed the agreement of purchase and sale **before May 3, 2006**;
- you took possession **and** ownership **after June 30, 2006**;
- you paid GST or the federal part of the HST at the rate of 7%; and
- you file this rebate application within two years after the day you take ownership of the new housing.

2) Purchase of new housing and lease of the land

You can claim the GST/HST transitional rebate if all of the following apply:

- you signed an agreement with the builder **before May 3, 2006**, to purchase the new housing and lease the land or, in the case of a multiple unit residential complex, you or another person signed an agreement with the builder **before May 3, 2006**, to purchase part of the building and that other agreement is not terminated before July 1, 2006;
- you took possession of the new housing **after June 30, 2006**;
- the builder was deemed to have paid 7% GST or 15% HST; and
- you file this rebate application within two years after the day you take possession of the new housing.

How do I complete this form?

Section A – Claimant information

Enter your identification information in Section A. Also, enter the names of all co-owners. Attach a list if necessary.

Section B – Housing and application information

Enter the information requested about the new housing in Section B.

Section C – Rebate calculation

Section C has two calculations. Only **one** calculation will apply to you.

Calculation 1

Complete calculation 1 of Section C if you purchased new housing (building and land).

If you purchased a mobile home (including a modular home) or a floating home, and you are entitled to claim the GST/HST transitional rebate, use calculation 1 **unless** it is a mobile home and you are leasing the land from the dealer. In this case, use calculation 2.

Calculation 2

Complete calculation 2 of Section C if you purchased new housing and you are leasing the land from the same builder and under the same agreement.

Section D – Certification

Sign and date the certification in Section D. Your representative can sign for you as long as you provide us with written authorization for the representative to do so.

Definitions

A **participating province** means the province of Nova Scotia, New Brunswick, or Newfoundland and Labrador.

A **non-participating province** means any area in Canada that is not in the provinces of Nova Scotia, New Brunswick, and Newfoundland and Labrador.

What documents do I have to send with this rebate application?

If you are not entitled to claim any other GST/HST rebate for your purchase of the new housing, send a copy of your purchase and sale agreement and statement of adjustments.

If you are entitled to claim a GST/HST new housing rebate, send a copy of your purchase and sale agreement, statement of adjustments, and a copy of your new housing rebate application, Form GST190, *GST/HST New Housing Rebate Application for Houses Purchased From a Builder*. Your builder may have paid or credited you with your new housing rebate. If so, send a copy of the new housing rebate application that you signed and gave to the builder.

If you are entitled to claim the new residential rental property rebate, send a copy of your statement of adjustments with a copy of your application for the rental rebate, Form GST524, *GST/HST New Residential Rental Property Rebate Application*. If you had to complete Form GST525, *Supplement to the New Residential Rental Property Rebate – Multiple Units*, send us a copy of that form as well.

If you are entitled to a public service bodies' rebate, send us a copy of your purchase and sale agreement and the statement of adjustments.

The processing of your claim may be delayed or your rebate denied if this form is not completed in full or if you have not attached the requested documents.

Where do I send my rebate application?

Mail your completed application with the required documents to:

Summerside Tax Centre
275 Pope Road
Summerside PE C1N 6A2

If you need help to determine if you can claim the GST/HST transitional rebate (such as conditions and deadlines), call **1-800-959-8287**.

If you have any questions about the status or processing of your claim, call **1-800-565-9353**.