



GST/HST Transitional Rebate Application for Builders of New Housing on Leased Land

Generally, builders cannot claim a GST/HST transitional rebate. Also, builders cannot pay or credit the transitional rebate to the purchaser of new housing. However, you can use this form to claim a transitional rebate if you are a builder who sells new housing and leases the land attributable to the housing under a single agreement, you were required to account for the GST/HST on the self-supply of the housing and land, and all of the other conditions are met.

For more information, see page 3.

Section A – Claimant information											
Claimant's name – one name only (last name, first name and initial(s) for individuals)			Business number (if applicable)								
If the property is owned by more than one person, list the other owners. Attach a separate sheet if you need more space.											
Last name, first name, and initial(s) or name of other owner			Last name, first name, and initial(s) or name of other owner								
Claimant's mailing address (Unit No – Street No Street name, PO Box, RR)											
City		Province/Territory/State		Postal or ZIP code							
Contact person		Telephone number	Extension	Language preference <input type="checkbox"/> English <input type="checkbox"/> French							
Section B – Housing and application information											
Address of the new housing for which you are claiming a rebate (Unit No – Street No Street name, RR)											
City		Province or territory		Postal code							
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.											
Lot No:		Plan No:		Other:							
If a mobile home, state:											
Manufacturer:		Model:		Serial number:							
The following dates will help determine if you are entitled to this rebate. Use these dates along with the eligibility information on pages 3, 4, and 5 to determine if you are eligible. If any of situations 1 through 6 on pages 3, 4, and 5 apply to you, you are entitled to a GST/HST transitional rebate.											
Enter the date you and the purchaser/lessee entered into the agreement for the sale of the new housing and lease of the related land. In the case of a multiple unit residential complex, enter the earliest date an agreement was entered into for the sale of the complex and lease of the related land:				<table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Year</td> <td style="text-align: center;">Month</td> <td style="text-align: center;">Day</td> </tr> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>		Year	Month	Day			
Year	Month	Day									
Enter the date you transferred possession. In the case of a multiple unit residential complex, enter the earliest date you transferred possession of a unit in the complex:				<table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Year</td> <td style="text-align: center;">Month</td> <td style="text-align: center;">Day</td> </tr> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>		Year	Month	Day			
Year	Month	Day									
Enter the date the construction or substantial renovation of the housing is substantially completed:				<table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Year</td> <td style="text-align: center;">Month</td> <td style="text-align: center;">Day</td> </tr> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>		Year	Month	Day			
Year	Month	Day									
FOR INTERNAL USE ONLY											
IC					NC						

Section B – Housing and application information (continued)

Did you claim the amount of this rebate as an adjustment on **line 1301** of Schedule A of your GST/HST NETFILE return or on **line 111** of your GST/HST NETFILE, TELEFILE, or paper return? Yes No

If you answered **yes**, enter the reporting period in which you claimed the rebate amount on **line 1301** or **line 111**. If you filed your GST/HST return using GST/HST NETFILE, send this form to us at the address on page 5 no later than the day you file your return. If you are filing a paper GST/HST return, attach this form to your GST/HST return and send them to the address shown on your GST/HST return.

Year Month Day Year Month Day

From

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 to

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If you answered **no**, send this form to the address on page 5.

Section C – Certification

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

Signature of claimant or authorized person Year Month Day

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Section D – Rebate calculation

Important

Before completing these calculations, see pages 3, 4, and 5 to determine which, if any, of situations 1 through 6 apply to you.

Part I – Complete this part. Then complete either Part II or Part III, whichever applies to you.

Enter on line A the sale price. Do not include any amount that is rent for the land, for an option to purchase the land, or for any GST/HST new housing rebate that you paid or credited to the purchaser(s).

If you were required to account for the GST/HST on the self-supply of a multiple unit residential complex or an addition to a complex, enter the total sale price for all of the units sold in the complex, or addition.

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A

Tick and complete the applicable **one** of the four following calculations, and enter the result on line B:

If the new housing is located in Ontario, Prince Edward Island, or a **non-participating** province, and situation 1 or 4 applies to you, do the following calculation:

Amount from line A: \$ _____ × 100 ÷ 106

OR

If the new housing is located in Ontario, Prince Edward Island, or a **non-participating** province, and situation 2, 3, 5, or 6 applies to you, do the following calculation:

Amount from line A: \$ _____ × 100 ÷ 107

OR

If the new housing is located in a **participating** province (other than Ontario or Prince Edward Island), and situation 1 or 4 applies to you, do the following calculation:

Amount from line A: \$ _____ × 100 ÷ 114

OR

If the new housing is located in a **participating** province (other than Ontario or Prince Edward Island), and situation 2, 3, 5, or 6 applies to you, do the following calculation:

Amount from line A: \$ _____ × 100 ÷ 115

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B

Enter on line C the fair market value of the new housing (including the land attributable to the housing) when you had to account for the GST/HST on the self-supply. Do not include the tax you accounted for on the self-supply in the amount you enter on line C. If there is more than one housing unit in the housing complex, enter the fair market value of the entire complex (including the land) when you had to account for the tax.

If you only had to account for the GST/HST on an addition to a housing complex, enter the fair market value of the addition only.

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C

Enter on line D the amount from line C: \$ _____ **minus** the amount from line B: \$ _____

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D

Continue your calculations by completing either Part II or Part III on page 3.

Part II – Use this part if you are a builder and you **cannot** claim any input tax credits (ITCs) or any other rebate, other than this transitional rebate, for the tax you accounted for on the self-supply of the new housing.

Tick and complete calculation 1 **or** 2, whichever applies, and enter the result on line E. This is the total amount of the transitional rebate you are claiming.

Calculation 1

If situation 1, 2, 4, or 5 applies to you and you cannot claim any ITCs or any other rebate for the tax you accounted for on the self-supply of the new housing, do the following calculation:

Amount from line D: \$ _____ × 1%

OR

Calculation 2

If situation 3 or 6 applies to you and you cannot claim any ITCs or any other rebate for the tax you accounted for on the self-supply of the new housing, do the following calculation:

Amount from line D: \$ _____ × 2%

Transitional rebate claimed

E

Part III – Use this part if you are a builder who **can** claim a new residential rental property rebate for the tax you accounted for on the self-supply of new housing and you cannot claim any ITCs or any other rebate, other than a transitional rebate.

Tick and complete calculation 1 **or** 2, whichever applies, and enter the result on line E:

Calculation 1

If situation 1 or 4 applies to you, do the following calculation:

Amount from line D (see page 2): \$ _____ × 6%

Calculation 2

If situation 2, 3, 5, or 6 applies to you, do the following calculation:

Amount from line D (see page 2): \$ _____ × 7%

E

Enter on line F the amount of the new residential rental property rebate you are entitled to claim (Type 7 only), for the new housing. If there is more than one housing unit in the housing complex, enter the amount you are entitled to claim for the entire complex.

F

Complete the following calculation, and enter the result on line G.

If negative, enter "0".
You are not entitled to claim this rebate.

Amount from line E: \$ _____ **minus** the amount from line F: \$ _____

G

Tick and complete the applicable **one** of the following calculations, and enter the result on line H. This is the total amount of the transitional rebate you are claiming.

2008 transitional rebate

If situation 1 or 4 applies to you, do the following calculation:

Amount from line G: \$ _____ ÷ 6

2006 transitional rebate

If situation 2 or 5 applies to you, do the following calculation:

Amount from line G: \$ _____ ÷ 7

2006 and 2008 transitional rebate

If situation 3 or 6 applies to you, do the following calculation:

Amount from line G: \$ _____ ÷ 3.5

Transitional rebate claimed

H

Personal information is collected under the Excise Tax Act to administer tax, rebates, and elections. It may also be used for any purpose related to the enforcement of the Act such as audit, compliance and collection activities. It may be shared or verified with other federal, provincial, territorial or foreign government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the Privacy Act, individuals have the right to: access their personal information; request corrections; or, file a complaint to the Privacy Commissioner of Canada regarding the handling of the individual's personal information. Refer to Personal Information Bank CRA PPU 241 on Info Source at canada.ca/cra-info-source.

General information

What is the GST/HST transitional rebate?

Effective January 1, 2008, the GST rate was reduced from 6% to 5%, and the HST rate from 14% to 13%. On July 1, 2006, the GST rate was reduced from 7% to 6%, and the HST rate from 15% to 14%. In certain situations, the GST/HST transitional rebate gives part of the benefit of the reduced tax rate to builders of new housing. See the following information for the limited situations where this rebate can apply and the conditions for making a claim.

Can I claim the GST/HST transitional rebate?

You can claim a GST/HST transitional rebate if any of the following situations (1 through 6) apply to you.

Situations 1, 2, and 3 apply only to new housing that is a single unit or a condominium unit.

Situations 4, 5, and 6 apply only to new housing with more than one unit (other than a condominium complex).

Situation 1 – Single unit or condominium unit and the 2008 transitional rebate

You can claim a transitional rebate if a written agreement for the sale of new housing and lease of land (or assignment of the lease for the land) to a purchaser was entered into after May 2, 2006, and before October 31, 2007, and **all** of the following apply:

- you transferred possession of the new housing after December 31, 2007;
- you were required to account for the GST/HST, and you paid the GST or the federal part of the HST at the rate of 6% on the fair market value (FMV) of the new housing (including the land);
- you cannot claim input tax credits (ITCs) or any rebates, other than a transitional rebate or the new residential rental property rebate, for the tax you accounted for on the new housing; and
- you file this rebate application **within two years** after the end of the month in which you had to account for the tax on the new housing.

Situation 2 – Single unit or condominium unit and the 2006 transitional rebate

You can claim a transitional rebate if a written agreement for the sale of new housing and lease of land (or assignment of the lease for the land) to a purchaser was entered into before May 3, 2006, and **all** of the following apply:

- you transferred possession of the new housing after June 30, 2006, and before January 1, 2008;
- you were required to account for the GST/HST, and you paid the GST or the federal part of the HST at the rate of 7% on the FMV of the new housing (including the land);
- you cannot claim ITCs or any rebates, other than a transitional rebate or the new residential rental property rebate, for the tax you accounted for on the new housing; and
- you file this rebate application **within two years** after the end of the month in which you had to account for the tax on the new housing.

Situation 3 – Single unit or condominium unit and both the 2006 and 2008 transitional rebates

You can claim a transitional rebate if a written agreement for the sale of new housing and lease of land (or assignment of the lease for the land) to a purchaser was entered into before May 3, 2006, and **all** of the following apply:

- you transferred possession of the new housing after December 31, 2007;
- you were required to account for the GST/HST, and you paid the GST or the federal part of the HST at the rate of 7% on the FMV of the new housing (including the land);
- you cannot claim ITCs or any rebates, other than a transitional rebate or the new residential rental property rebate, for the tax you accounted for on the new housing; and
- you file this rebate application **within two years** after the end of the month in which you had to account for the tax on the new housing.

Situation 4 – New housing with more than one unit (other than a condominium complex) and the 2008 transitional rebate

You can claim a transitional rebate if you make an exempt sale of a new housing complex containing more than one residential unit and an exempt lease of the related land (or assignment of the lease of the land) to a purchaser under a single written agreement entered into after May 2, 2006, and before October 31, 2007, and **all** of the following apply:

- you first transferred possession of a unit in the new housing complex to the purchaser of the complex after December 31, 2007 (or to another person with whom you entered into an agreement after May 2, 2006, and before October 31, 2007, for the supply of a unit in the complex where that agreement was not terminated before January 1, 2008), or possession was transferred before January 1, 2008, but the construction or substantial renovation of the complex or addition was substantially completed after December 31, 2007;
- you were required to account for the GST/HST, and you paid the GST or the federal part of the HST at the rate of 6% on the FMV of the housing complex (building and land);
- you cannot claim ITCs or any rebates, other than a transitional rebate or the new residential rental property rebate, for the tax you accounted for on the complex; and
- you file this rebate application **within two years** after the end of the month in which you had to account for the tax on the complex.

Situation 5 – New housing with more than one unit (other than a condominium complex) and the 2006 transitional rebate

You can claim a transitional rebate if you make an exempt sale of a new housing complex containing more than one residential unit and an exempt lease of the related land (or assignment of the lease of the land) to a purchaser under a single written agreement entered into before May 3, 2006, and **all** of the following apply:

- you first transferred possession of a unit in the new housing complex to the purchaser of the complex after June 30, 2006, and before January 1, 2008 (or to another person with whom you entered into an agreement before May 3, 2006, for the supply of a unit in the complex where that agreement was not terminated before July 1, 2006), or possession was transferred before July 1, 2006, but the construction or substantial renovation of the complex was substantially completed after June 30, 2006, and before January 1, 2008;
- you were required to account for the GST/HST, and you paid the GST or the federal part of the HST at the rate of 7% on the FMV of the housing complex (building and land);
- you cannot claim ITCs or any rebates, other than a transitional rebate or the new residential rental property rebate, for the tax you accounted for on the complex; and
- you file this rebate application **within two years** after the end of the month in which you had to account for the tax on the complex.

Situation 6 – New housing with more than one unit (other than a condominium complex) and both the 2006 and 2008 transitional rebates

You can claim a transitional rebate if you make an exempt sale of a new housing complex containing more than one residential unit and an exempt lease of the related land (or assignment of the lease of the land) to a purchaser under a single written agreement entered into before May 3, 2006, and **all** of the following apply:

- you first transferred possession of a unit in the new housing complex to the purchaser of the complex after December 31, 2007 (or to another person with whom you entered into an agreement before May 3, 2006, for the supply of a unit in the complex where that agreement was not terminated before July 1, 2006), or possession was transferred before January 1, 2008, but the construction or substantial renovation of the complex was substantially completed after December 31, 2007;
- you were required to account for the GST/HST, and you paid the GST or the federal part of the HST at the rate of 7% on the FMV of the housing complex (building and land);
- you cannot claim ITCs or any rebates, other than a transitional rebate or the new residential rental property rebate, for the tax you accounted for on the complex; and
- you file this rebate application **within two years** after the end of the month in which you had to account for the tax on the complex.

If the new housing is an **addition** to an existing housing complex, the conditions listed above apply only to the addition and the units in the addition.

Note

A GST/HST transitional rebate calculation pertains only to the residential part of a building and land. If part of a building or land is used for non-residential purposes, do not include that part in the calculation. This means that you have to remove the FMV of the non-residential part from the total FMV of the building and land before doing the calculation. The allocation between the residential and non-residential parts must be fair and reasonable.

Also, on line A of the calculation, only include amounts that are for the sale of the residential part(s) of the main residential building(s) (including structures that are reasonably necessary for the use of the complex or unit as 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. Make sure to enter the complete address and contact information.

Section B – Housing and application information

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

Section C – Certification

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

Section D – Rebate calculation

Section D has three parts. You have to complete Part I. Then complete Part II **or** Part III.

Complete Part II of section D if you **cannot claim** any ITCs or any rebate, other than a transitional rebate, for the tax you accounted for on the self-supply of the new housing.

Complete Part III of section D if you **can claim** a new residential rental property rebate for the tax you accounted for on the self-supply of the new housing and you cannot claim any ITCs or any other rebate, other than a transitional rebate.

This transitional rebate is payable to the builder. In the case of co-owners, the rebate will be paid to all of the co-owners who are the builders of the housing.

Definitions

Non-participating province – means any area in Canada that is not a participating province.

Participating province – means a province that has harmonized its provincial sales tax with the GST to implement the HST. Participating provinces include New Brunswick, Newfoundland and Labrador, Nova Scotia, Ontario, and Prince Edward Island, but do not include the Nova Scotia offshore area or the Newfoundland offshore area except to the extent that offshore activities, as defined in subsection 123(1) of the Excise Tax Act, are carried on in that area.

Note

Before April 1, 2013, Prince Edward Island was a non-participating province.

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

If you are entitled to claim a new residential rental property rebate, send a copy of your application for that rebate to us.

You may be claiming the new residential rental property rebate on **line 1301** of Schedule A of your GST/HST NETFILE return or on **line 111** of your GST/HST NETFILE, TELEFILE or paper return. You may also be claiming an amount on **line 135** and **line 108** of your GST/HST NETFILE or TELEFILE return or on **line 107** of your paper GST/HST return as a deduction for a new housing rebate that you paid or credited to a purchaser.

If you are including one or both of these rebates on your GST/HST return, that you filed electronically, send the application form(s) for these rebates to the address below. If you are including one or both of these rebates on your paper GST/HST return, send the application form(s) for these rebates with your GST/HST return.

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 sent us, or attached, the requested documents.

Where do I send my rebate application?

If you claimed the amount of this transitional rebate on **line 111** of your GST/HST return, mail your completed application with your return to the address on your return. If you file your GST/HST return electronically, you have to send this form to the address below no later than the day you file your return.

If you did not claim the amount of this transitional rebate on **line 111** of your GST/HST return, mail your completed application to:

**Prince Edward Island Tax Centre
275 Pope Road
Summerside PE C1N 6A2**

What if you need help?

For more information, go to canada.ca/gst-hst, or call **1-800-959-8287**.

If you have any questions about the status or processing of your claim, call **1-800-959-5525**.

To get our forms and publications, go to canada.ca/gst-hst-pub.