



Manitoba Rental Housing Construction Tax Credit (2013 and later tax years)

Corporation's name	Business number	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">Tax year-end</td> <td style="text-align: center; border-bottom: 1px solid black;">Month</td> <td style="text-align: center; border-bottom: 1px solid black;">Day</td> </tr> <tr> <td style="text-align: center; border-bottom: 1px solid black;">Year</td> <td style="text-align: center; border-bottom: 1px solid black;">Month</td> <td style="text-align: center; border-bottom: 1px solid black;">Day</td> </tr> <tr> <td style="text-align: center; border-bottom: 1px solid black;"> </td> <td style="text-align: center; border-bottom: 1px solid black;"> </td> <td style="text-align: center; border-bottom: 1px solid black;"> </td> </tr> </table>	Tax year-end	Month	Day	Year	Month	Day			
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Year	Month	Day									

- Use this form to claim a Manitoba Rental Housing Construction Tax Credit (MRHCTC). MRHCTC projects must be made available for use before 2020 for projects in which the application is submitted before March 13, 2018. Projects currently under provincial review or with provincial approvals are not affected. In the case of applications submitted after March 12, 2018 and before 2019, the project must be available for use before 2021.
- A qualifying entity can claim a refundable MRHCTC for a tax year equal to the lesser of:
 - 8% of the qualifying entity's capital cost of an eligible rental housing project that became available for use in the tax year; and
 - \$12,000 multiplied by the number of residential units in the rental housing project.
- A qualifying corporation can claim a non-refundable MRHCTC for a tax year equal to the lesser of:
 - 8% of the capital cost of the project **multiplied** by the number of months in the tax year that the project is an eligible rental housing project **divided** by 60; and
 - \$12,000 **multiplied** by the number of residential units in the project, **multiplied** by the number of months in the tax year that the project is an eligible rental housing project **divided** by 60.
- You are a **qualifying entity** if any of the following apply:
 - you are a housing corporation described in paragraph 149(1)(i) of the federal Income Tax Act
 - you are a non-profit organization described in paragraph 149(1)(l) of the federal Income Tax Act
 - you are a limited dividend housing company described in paragraph 149(1)(n) of the federal Income Tax Act
 - you are a not for profit housing cooperative as described in subsection 275(2) of The Cooperatives Act (Manitoba)
- You are a **qualifying corporation** if you are a taxable Canadian corporation with a permanent establishment in Manitoba that is **not** a qualifying entity for the purposes of claiming this credit.
- An **eligible rental housing project** is a rental housing project defined under subsection 10.6(1) of the Income Tax Act (Manitoba) that becomes available for use before 2020 (or before 2021 if application is made after March 12, 2018 and before 2019), and has been certified by the minister appointed by the Lieutenant Governor in Council to administer The Housing and Renewal Corporation Act.
- For qualifying corporations, the non-refundable MRHCTC is considered government assistance under paragraph 12(1)(x) of the federal Income Tax Act and **must** be included in income in the tax year it is received.
- To claim the credit, the property has to be **available for use** in the tax year, according to subsections 13(27) and 13(28) of the federal Income Tax Act, **not including** the time just before you dispose of it under paragraphs 13(27)(c) and 13(28)(d).
- The capital cost of an eligible rental housing project must be reduced by any government assistance received or receivable, except that, for purposes of calculating the capital cost in section 10.6 of the Income Tax Act (Manitoba) only, the credit itself is not considered government assistance. For qualifying entities only, the capital cost is further reduced by the part of the capital cost that was used in the calculation of any other tax credit under the Income Tax Act (Manitoba).
- Include a completed copy of this schedule with your T2 Corporation Income Tax Return. Keep a copy of the certificate(s) to support your claim. Do not include the certificate(s) with your return.

Part 1 – Manitoba refundable rental housing construction tax credit

Complete this part only if you are a qualifying entity.

1 Certificate number of eligible rental housing project	2 Capital cost of eligible rental housing project	3 Number of residential units in eligible rental housing project	4 Column 2 multiplied by 8%	5 Column 3 multiplied by \$12,000	6 MRHCTC for each eligible rental housing project (column 4 or 5, whichever is less)
100	110	120	130	140	150

If you need more space, attach more schedules.

Manitoba refundable rental housing construction tax credit (total of column 6) **190** _____

Enter the amount from line 190 on line 326 of Schedule 5, Tax Calculation Supplementary – Corporations.

Part 2 – Manitoba rental housing construction tax credit

Complete this part only if you are a qualifying corporation.

7 Certificate number of eligible rental housing project 200	8 Capital cost of eligible rental housing project 210	9 Number of residential units in eligible rental housing project 220	10 Number of months in the tax year that the project is an eligible rental housing project 225

11 Column 8 multiplied by 8% 230	12 Column 9 multiplied by \$12,000 240	13 Lesser of column 11 and column 12 divided by 60	14 MRHCTC for each eligible rental housing project (column 10 multiplied by column 13) 250

If you need more space, attach more schedules.

Total credit earned in the current tax year (total of column 14) **260** _____

Unused credit at the end of the previous tax year _____ A

Credit expired after 10 tax years **270** _____

Unused credit at the beginning of this tax year (amount A minus line 270) **275** _____

Credit transferred on an amalgamation or the windup of a subsidiary **280** _____

Total credit available for the current tax year (total of lines 260, 275, and 280) _____ B

Manitoba rental housing construction tax credit claimed in the current year* **290** _____

Enter the amount from line 290 on line 602 of Schedule 5.

Closing balance for carryforward (amount B minus line 290) **295** _____

* The credit claimed in the current tax year cannot exceed the Manitoba tax otherwise payable or amount B, whichever is less.

Part 3 – Analysis of credit available for carryforward by year of origin

If you are a qualifying corporation, you can complete this part to show all the credits from previous tax years available for carryforward, by year of origin. This will help you determine the amount of credit that could expire in future years.

	Year of origin			Credit available for carryforward
	Year	Month	Day	
10th previous tax year ending on				
9th previous tax year ending on				
8th previous tax year ending on				
7th previous tax year ending on				
6th previous tax year ending on				
5th previous tax year ending on				
4th previous tax year ending on				
3rd previous tax year ending on				
2nd previous tax year ending on				
1st previous tax year ending on				
Current tax year ending on				
Total (equals line 295 in Part 2)				

The amount available from the 10th previous year will expire after this tax year. When you file your return for the next year, you will enter the expired amount on line 270 of Schedule 394 for that year.