



GST/HST NEW RESIDENTIAL RENTAL PROPERTY REBATE APPLICATION

Use this form if you purchased or built a new residential rental property, substantially renovated a residential rental property, made an addition to a multiple unit residential complex, converted a commercial property into a residential rental property, or leased land for residential purposes.

You have to send appropriate documents with your application (we accept photocopies). See the guide RC4231, *GST/HST New Residential Rental Property Rebate*, for details. **We may audit your rebate claim.**

Section A – Claimant information			
(Each claimant has to file a separate rebate application based on his/her percentage of ownership or leasehold interest in the property)			
Business Number (if you have one) RT	Claimant's percentage of ownership or leasehold interest ▶ _____ %	Language preference <input type="checkbox"/> English <input type="checkbox"/> French	
Claimant's legal name (last name for individuals)		First name and initial(s) (for individuals)	
Claimant's mailing address (number, street, and apartment No., P.O. box No., or R.R. No.)		City	
Province	Postal code	Contact name (daytime)	Daytime telephone number ()

Section B – Property information			
Address of rental property (for which a rebate is being claimed) (number, street, and apartment No., or R.R. No.)			
City	Province	Postal code	
Date tax becomes payable on purchase or is paid on self-assessment or date the co-operative housing corporation leases the first unit of the complex:			Year Month Day
If a mobile home, indicate:			
Manufacturer	Model	Serial No.	
Legal description of property: Lot, plan, concession, range, parcel, section, etc. (It appears on the deed issued by your provincial land registry office, or another land transfer document.) Where applicable, use strata lot for lot number.			
Lot No.:	Plan No.:	Other:	

Section C – Housing and application type information	
Type of claimant (check one box only) <input type="checkbox"/> Builder and landlord <input type="checkbox"/> Purchaser and landlord <input type="checkbox"/> Co-op and landlord <input type="checkbox"/> Lessor of land only (go to "Type of application," below)	Type of construction (check one box only) <input type="checkbox"/> New construction <input type="checkbox"/> Substantial renovation <input type="checkbox"/> Construction or substantial renovation of an addition to a multiple unit residential complex <input type="checkbox"/> Conversion to a residential complex without substantial renovation

Type of housing (check one box only) <input type="checkbox"/> Single unit (includes a condominium unit or a duplex) If you have checked single unit, complete the rebate calculation on this form.	<input type="checkbox"/> Multiple units (does not include condominium units and a duplex) If you have checked multiple units, complete the rest of Section C and Section D on this form. Also, complete the rebate calculation for multiple units on Form GST525.
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Type of application (check one box only) <input type="checkbox"/> Type 6 • A builder/landlord (other than a co-op) who constructed, substantially renovated, converted, or made an addition to a residential complex and who leased both the residential unit(s) and the land part of the complex; or • A purchaser/landlord (other than a co-op) who is not the builder, who purchased a taxable residential complex, and who leased both the residential unit(s) and the land part of the complex.
<input type="checkbox"/> Type 7 • A builder/landlord (other than a co-op) who constructed, substantially renovated, converted, or made an addition to a residential complex and who sold the residential unit(s) and leased, or assigned a leasehold interest in, the land part of the complex. To be eligible, the lease of the land must provide for continuous possession of at least 20 years or it must contain an option to purchase the land.
<input type="checkbox"/> Type 8 • A co-op who constructed, substantially renovated, converted, or made an addition to a residential complex and who leased both the residential unit(s) and the land part of the complex; or • A co-op who is not the builder, who purchased a taxable residential complex, and who leased both the residential unit(s) and the land part of the complex.
<input type="checkbox"/> Type 9 • A person who leases land for residential use (other than a site in a residential trailer park) that results in the person having to self-assess the tax at the time of the first lease or on a change of use of the land; or • A person who leases a site in a residential trailer park or a site in an addition to such a park for residential use that results in the person having to self-assess the tax at the time of the first lease or on a change of use of the land.

Section C – Housing and application type information (continued from page 1)

Did you claim the amount of this rebate as an adjustment on line 111 (rebates) of your GST/HST return? Yes No

If you answered Yes, enter the period in which you claimed the adjustment and attach this form to your GST/HST return. Mail them to the address shown on your GST/HST return.

From:

Year	Month	Day

To:

Year	Month	Day

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 "Claimant's portion" of the total rebate amount for any units included in this claim, and I am eligible to claim the GST/HST new residential rental property rebate.

Signature of claimant or authorized person

Date

If you did not claim an adjustment on your GST/HST return, mail your completed form to:

**Summerside Tax Centre
275 Pope Road
Summerside PE C1N 6A2**

For more information, call 1-800-959-5525.

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Instructions on how to complete your rebate claim

- If your rebate claim is for a single unit for type 6, 7, or 8, complete Part I, II, or III of Section E.
- If your rebate claim is for a lease of land (other than a site in a residential trailer park), complete type 9A of Part IV of Section E.
- If your rebate claim is for a lease of land in a residential trailer park or an addition to a residential trailer park, complete type 9B of Part IV of Section E.
- If your rebate claim is for multiple units for type 6, 7, or 8, complete Part I or II of Section C in Form GST525, *Supplement to the New Residential Rental Property Rebate Application – Multiple Units*. Do not complete Section E of this form.

For detailed information on the different rebate types, see the guide RC4231, *GST/HST New Residential Rental Property Rebate*.

Note

Generally, you have to self-assess GST/HST on the fair market value of the complex when you first give possession of the complex, a unit in the complex, or a site in a residential trailer park. This applies whether you are registered for GST/HST or not. You have to self-assess **before** you can claim your rental property rebate. See GST/HST Memoranda Series 19.2.3, *Residential Real Property – Deemed Supplies*, for more information.

Section E – Rebate calculation

Part I – Rebate calculation for type 6 – Lease of building and land (Send supporting documents. See the guide for details.)

Total HST paid on the purchase or self-assessment of the residential complex	\$		A
If you paid HST at 14%: Amount from line A: \$ _____ × 6/14			
If you paid HST at 15%: Amount from line A: \$ _____ × 7/15	\$		B
Total GST paid on the purchase or self-assessment of the residential complex	\$		C
Fair market value of the complex at the time of purchase or self-assessment (do not include GST/HST payable on the fair market value)	\$		D
Purchase price of the complex (do not include GST/HST)	\$		E
If you paid 6% GST or 14% HST: Amount from line B or line C: \$ _____ × 36% (maximum \$7,560)			
If you paid 7% GST or 15% HST: Amount from line B or line C: \$ _____ × 36% (maximum \$8,750)	\$		F
If D is \$350,000 or less, enter the amount from line F on line G or if D is more than \$350,000, enter the result of the following calculation: $(\$450,000 - D: \$ \text{_____}) \times F: \$ \text{_____}$			
\$100,000	\$		G
Total rebate amount (line G)	\$		H
Amount from line H: \$ _____ × _____ % of ownership or leasehold interest Claimant's portion	\$		I

Part II – Rebate calculation for type 7 – Sale of building and lease of land (Send supporting documents. See the guide for details.)

Total HST paid on the self-assessment of the residential complex	\$	A
If you paid HST at 14%: Amount from line A: \$ _____ × 6/14		
If you paid HST at 15%: Amount from line A: \$ _____ × 7/15	\$	B
Total GST paid on the self-assessment of the residential complex	\$	C
Fair market value of the complex (building and land) at the time of self-assessment (do not include GST/HST payable on the fair market value)	\$	D
If you paid 6% GST or 14% HST: Amount from line B or line C: \$ _____ × 36% (maximum \$7,560)		
If you paid 7% GST or 15% HST: Amount from line B or line C: \$ _____ × 36% (maximum \$8,750)	\$	E
If D is \$350,000 or less, enter the amount from line E on line F or if D is more than \$350,000, enter the result of the following calculation: $\frac{(\$450,000 - D: \$ \quad \quad \quad)}{\$100,000} \times E: \$ \quad \quad \quad$	\$	F

Complete lines G to I only if the purchaser of the building can claim the GST/HST new housing rebate. If not, enter "0" on line I.

Total amount of the sale price for the structure (building only)	\$	G
If you gave possession of the complex to the purchaser after June 30, 2006, and you self-assessed the tax at 6% or 14%, do the following calculation: Amount from line G: \$ _____ × 2.04% (maximum \$7,560)	\$	H
In any other situation, do the following calculation: Amount from line G: \$ _____ × 2.34% (maximum \$8,750)		
If you gave possession of the complex to the purchaser after June 30, 2006, and you self-assessed the tax at 6% or 14%, complete line I as follows: • If line D is \$371,000 or less, enter amount from line H on line I • If line D is more than \$371,000, enter the result of the following calculation on line I: $\frac{(\$477,000 - D: \$ \quad \quad \quad)}{\$106,000} \times H: \$ \quad \quad \quad$	\$	I
In any other situation, complete line I as follows: • If line D is \$374,500 or less, enter the amount from line H on line I • If line D is more than \$374,500, enter the result of the following calculation on line I: $\frac{(\$481,500 - D: \$ \quad \quad \quad)}{\$107,000} \times H: \$ \quad \quad \quad$		

Amount from line F: \$ _____ – Amount from line I: \$ _____	\$	J
Total rebate amount (line J)	\$	K
Amount from line K: \$ _____ × _____ % of ownership or leasehold interest Claimant's portion	\$	L

Part III – Rebate calculation for type 8 – Co-operative housing corporation (Send supporting documents. See the guide for details.)

Total HST paid on the purchase or self-assessment of the residential complex	\$	A
If the co-op paid HST at 14%: Amount from line A: \$ _____ × 6/14		
If the co-op paid HST at 15%: Amount from line A: \$ _____ × 7/15	\$	B
Total GST paid on the purchase or self-assessment of the residential complex	\$	C
Fair market value of the complex at the time of purchase or self-assessment (do not include GST/HST payable on the fair market value)	\$	D
Purchase price of the complex (do not include GST/HST)	\$	E
If the co-op paid 6% GST or 14% HST: Amount from line B or line C: \$ _____ × 36% (maximum \$7,560)		
If the co-op paid 7% GST or 15% HST: Amount from line B or line C: \$ _____ × 36% (maximum \$8,750)	\$	F
If D is \$350,000 or less, enter the amount from line F on line G or if D is more than \$350,000, enter the result of the following calculation: $\frac{(\$450,000 - D: \$ \quad \quad \quad)}{\$100,000} \times F: \$ \quad \quad \quad$	\$	G

Continue your calculation for rebate type 8 on page 4.

Rebate calculation for type 8 (continued from page 3)

Complete lines H to J only if the purchaser of the share of the capital stock can claim the GST/HST new housing rebate. If not, enter "0" on line J.

Total amount of the sale price for the share of the capital stock	\$	H
If the co-op paid 6% GST or 14% HST: Amount from line H: \$ _____ × 2.04% (maximum \$7,560)		
If the co-op paid 7% GST or 15% HST: Amount from line H: \$ _____ × 2.34% (maximum \$8,750)	\$	I
<p>If the co-op paid 6% GST or 14% HST, complete line J as follows:</p> <ul style="list-style-type: none"> • If H is \$371,000 or less, enter amount from line I on line J • If H is more than \$371,000 enter the result of the following calculation on line J: 		
$\frac{(\$477,000 - H: \$ \quad \quad \quad) \times I: \$ \quad \quad \quad}{\$106,000}$		If negative, enter "0" J
<p>If the co-op paid 7% GST or 15% HST, complete line J as follows:</p> <ul style="list-style-type: none"> • If H is \$374,500 or less, enter amount from line I on line J • If H is more than \$374,500 enter the result of the following calculation on line J: 		
$\frac{(\$481,500 - H: \$ \quad \quad \quad) \times I: \$ \quad \quad \quad}{\$107,000}$		If negative, enter "0"

Amount from line G: \$ _____ – Amount from line J: \$ _____	\$	K
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Total rebate amount (line K)	\$	L
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Amount from line L: \$ _____ × _____ % of ownership or leasehold interest	\$	M
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Part IV – Rebate calculation for type 9 – Lease of land

Type 9A – Lease of land (other than a site in a residential trailer park) (Send supporting documents. See the guide for details.)

Total HST paid on fair market value of the land at the time of self-assessment	\$	A
If you paid HST at 14%: Amount from line A: \$ _____ × 6/14		
If you paid HST at 15%: Amount from line A: \$ _____ × 7/15	\$	B
Total GST paid on fair market value of land, or the qualifying portion of basic tax content of the land, at the time of self-assessment	\$	C
Fair market value of the land at the time of self-assessment (do not include GST/HST payable on the fair market value)	\$	D
Amount from line B or C: \$ _____ × 36%	\$	E
If D is \$87,500 or less, enter the amount from line E on line F or if D is more than \$87,500, enter the result of the following calculation:		
$\frac{(\$112,500 - D: \$ \quad \quad \quad) \times E: \$ \quad \quad \quad}{\$25,000}$		If negative, enter "0" F
Total rebate amount (line F)	\$	G
Amount from line G: \$ _____ × _____ % of ownership or leasehold interest	\$	H

Type 9B – Lease of land in a residential trailer park (Send supporting documents. See the guide for details.)

Total HST paid on fair market value of the residential trailer park or addition to it at the time of self-assessment	\$	A
If you paid HST at 14%: Amount from line A: \$ _____ × 6/14		
If you paid HST at 15%: Amount from line A: \$ _____ × 7/15	\$	B
Total GST paid on fair market value of the residential trailer park or addition to it, or the qualifying portion of basic tax content of the park or addition to it, at the time of self-assessment	\$	C
Fair market value of the residential trailer park or addition at the time of self-assessment (do not include GST/HST payable on the fair market value)	\$	D
Amount from line B or C: \$ _____ × 36%	\$	E
Total number of sites in the residential trailer park or in the addition to the residential trailer park at the time of self-assessment		F
Amount from line D \$ _____ ÷ Amount from line F _____	\$	G
If G is \$87,500 or less, enter the amount from line E on line H or if G is more than \$87,500, enter the result of the following calculation:		
$\frac{(\$112,500 - G: \$ \quad \quad \quad) \times E: \$ \quad \quad \quad}{\$25,000}$		If negative, enter "0" H
Total rebate amount (line H)	\$	I
Amount from line I: \$ _____ × _____ % of ownership or leasehold interest	\$	J