

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). Do not use this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, GST/HST New Housing Rebate Application for Owner-Built Houses, or Form GST524, GST/HST New Residential Rental Property Rebate Application.

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information													
Claimant's legal name (one name only, even if the house is purchased by several individuals)					Business number (if applicable)								
Last name, first name, and initial(s)													
						1 1	1 1	1 1 1	1	R ₁	т т	1	ı
If more than one individual purchased the	house, list all c	of the other pu	rchaser(s	s). Atta	ach a separa	ite sheet i	f you need	more space	ce.				
Last name, first name, and initial(s) of other purchaser				Last name, first name, and initial(s) of other purchaser									
Address of the house you purchased (Un	it No. – Street N	lo. Street nam	ne, RR)										
City						Provinc	ce or territo	orv		Posta	al code		
								,			1		
Home telephone number	Daytime teleph	hone number	Extens	ion				7					
					Language pi	eference		English	L	Fren	ich		
Mailing address	Unit No – Stre	et No Street n	name, PO	Box,	RR								
City	Province/Terri	tory/State			Postal/ZIP c	ode		Country					
		,											
Section B – House information													
Did you purchase the house for use as your your relation's, primary place of resider If you purchased this house as a rental printing rebate. You may qualify for the New linstead. To apply for that rebate, you (not	not qualify for tal Property R	Rebate	Date purchase agreement was signed by both you and the builder (if the agreement Year Month was signed on different dates, use the later date):					n Da <u>y</u>	у				
GST/HST New Residential Rental Proper Date ownership of the house or the share	rty Rebate Áppli		Day	Date	possession	of the hou	ISE WAS		Yea	r	Month	n Da	v
in the co-op was transferred to you:					sferred to yo		aco wac				Ш.		
Legal description of property – Lot, plan, available from your provincial land registr							n on your o	deed, or ar	other l	and tra	ansfer de	ocume	nt
Lot No:		Plan No:				,	Other:						
If a mobile home, state:													
Manufacturer: Model:			l:			;	Serial number:						
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Section C – Housing and application	on Type					
Type of housing (tick one box)	<u> </u>					
House (including condominium unit)	Mobile home (incl	luding modular home)	Floating hor	ne Bed ar	nd breakfast	Duplex
Application Type (tick one box). See Gui the builder or co-op must complete Sectio		ew Housing Rebate, to	verify that you me	et the conditions t	o claim the rebate. In	all cases
Rebate applications filed by the builder a new house (including a mobile home or				or credits it again	st the total amount pa	ayable for
When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.						
When you buy a house and lead to you a site in a residential transfer of at least 20 years. Complete	iler park. Tick Type 1A in	this case.) The lease n				
Rebate applications you file directly wi	th us – Where we pay the	e rebate directly to you	for a new house (i	ncluding a mobile	home or a floating ho	ome).
When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.						
3 When you buy a share of the of Adjustments.	apital stock of a co-op. C	omplete Part III of Secti	ion F to calculate t	he rebate. Attach	a copy of your State	ment of
When you buy a house and lea you a site in a residential traile at least 20 years. Complete Pamobile home).	r park. Tick Type 2 in this	case.) The lease must	provide you with a	an option to buy th	ne land, or must be fo	r a term of
Section D - Builder or co-op inform	nation					
Builder's or co-op's legal name			Business r	number (if applical	ble)	
				1 1 1 1	R T	1 1 1
Address (Unit No Street No. Street nam	e, PO Box, RR)			City		
Province/Territory/State	Country		Teleph	Telephone number Extension		
Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? Yes No						
If yes, the builder has to send this comple	ted form, including any ap	oplicable provincial reba	ate schedule, to us	s. For more inform	ation and instructions	s, see page 4.
For Type 1A or 1B, enter the reporting per return in which a deduction is taken by the the deduction in the reporting period durin is paid or credited to the purchaser.	builder. The builder mus	t take ˌ	ear Month	Day to	Year Month	Day
Signature of builder or authorized official	Name (print)			Year Month Day		
Section E – Claimant's Certification						
I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.						
Signature of the claimant		Name (print)			Year M	onth Day

Section F - Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note

If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2						
GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	Α					
Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)						
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).						
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.						
Total rebate amount including any provincial rebate (line C plus line D).						
Part II – Rebate calculation for Application Type 1B or 5						
Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).	F					
Fair market value of the house (including the land and the building) when possession was transferred to you.						
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).						
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.						
Total rebate amount including any provincial rebate (line H plus line I).						
Part III – Rebate calculation for Application Type 3						
Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)	K					
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).						
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.						
Total rebate amount including any provincial rebate (line L plus line M).						
Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)						
To have your refund deposited directly into your bank account, complete the information area below or attach a blank cheque with the information encit and "VOID" written across the front.	oded on					
Branch number Institution number Account number						
Name of the account holder						

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 administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial 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 and request correction if there are errors or omissions. Refer to Info Source at **canada.ca/cra-info-source**, Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, GST/HST New Housing Rebate Application for Owner-Built Houses.

If you purchased this house as a rental property, use Form GST524, GST/HST New Residential Rental Property Rebate Application.

For more information on the conditions that apply for each rebate type, see Guide RC4028, GST/HST New Housing Rebate.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:			
an individual, and the property is located in one of the areas indicated below; OR				
 a builder located in one of the areas indicated below, and you have filed your GST/HST return online. 	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1			
Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.				
 an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online. 	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2			
a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.			

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, GST/HST New Housing Rebate, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

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