

Residential Housing - Transitional Rules for British Columbia HST

Sales of Newly Constructed or Substantially Renovated Homes to Individuals

Pre-Transitional Period (On or Prior to November 18, 2009)			Transitional Period (Nov. 19, 2009 and Jun. 30, 2010)			HST In Effect (On or After July 1, 2010)			Application of GST/HST		
Contract	Ownership	Possession	Contract	Ownership	Possession	Contract	Ownership	Possession	GST 5% (Fed)	HST 5% (Fed)	7% (Prov)
Y	Y	Y							Y	N	N
Y	Y				Y				Y	N	N
Y		Y		Y					Y	N	N
Y				Y	Y				Y	N	N
Y				Y				Y	Y	N	N
Y					Y		Y		Y	N	N
Y							Y	Y	G	Y	N
			Y	Y	Y				Y	N	N
			Y	Y				Y	Y	N	N
			Y		Y		Y		Y	N	N
			Y				Y	Y	N	Y	Y
						Y	Y	Y	N	Y	Y

Grandparenting (G):

* *grandparenting (G) does not apply to traditional apartment buildings, duplexes, mobile homes, floating homes and homes built by a builder-owner for personal use*

* *sales of grandparented (G) residential housing are not eligible for the New Housing Rebate or New Rental Housing Rebate*

Builder Disclosure Throughout Transitional Period:

* *builder must specifically address the provincial component of the HST in the contract or it will be deemed to be included in the purchase price*

Rebates:

* *throughout the transition period, purchasers of qualifying new homes may be eligible for the **GST/HST New Housing Rebate** and the **GST/HST New Residential Property Rebate** applicable to the %5 GST paid in connection with the supply of new residential housing*

* *when the HST is in effect, purchasers of qualifying new homes may be eligible for the **HST New Housing Rebate** and **HST New Rental Housing Rebate**, which will be applicable to the provincial component of HST paid in connection with the supply of new residential housing*

* *when the HST is in effect, purchasers of qualifying new homes may also be eligible for the **PST Transitional New Housing Housing Rebate** if the home was at least partially completed prior to the HST coming into effect*

Information summarized in this table was compiled from the Residential Housing New Housing Rebates and Transitional Rules for British Columbia HST (HST Notice #3) issued on November 18, 2009.