

Overview & Summary Housing Transitional Rules

Presented by Finance Canada
September 15, 2009



Department of Finance
Canada

Ministère des Finances
Canada

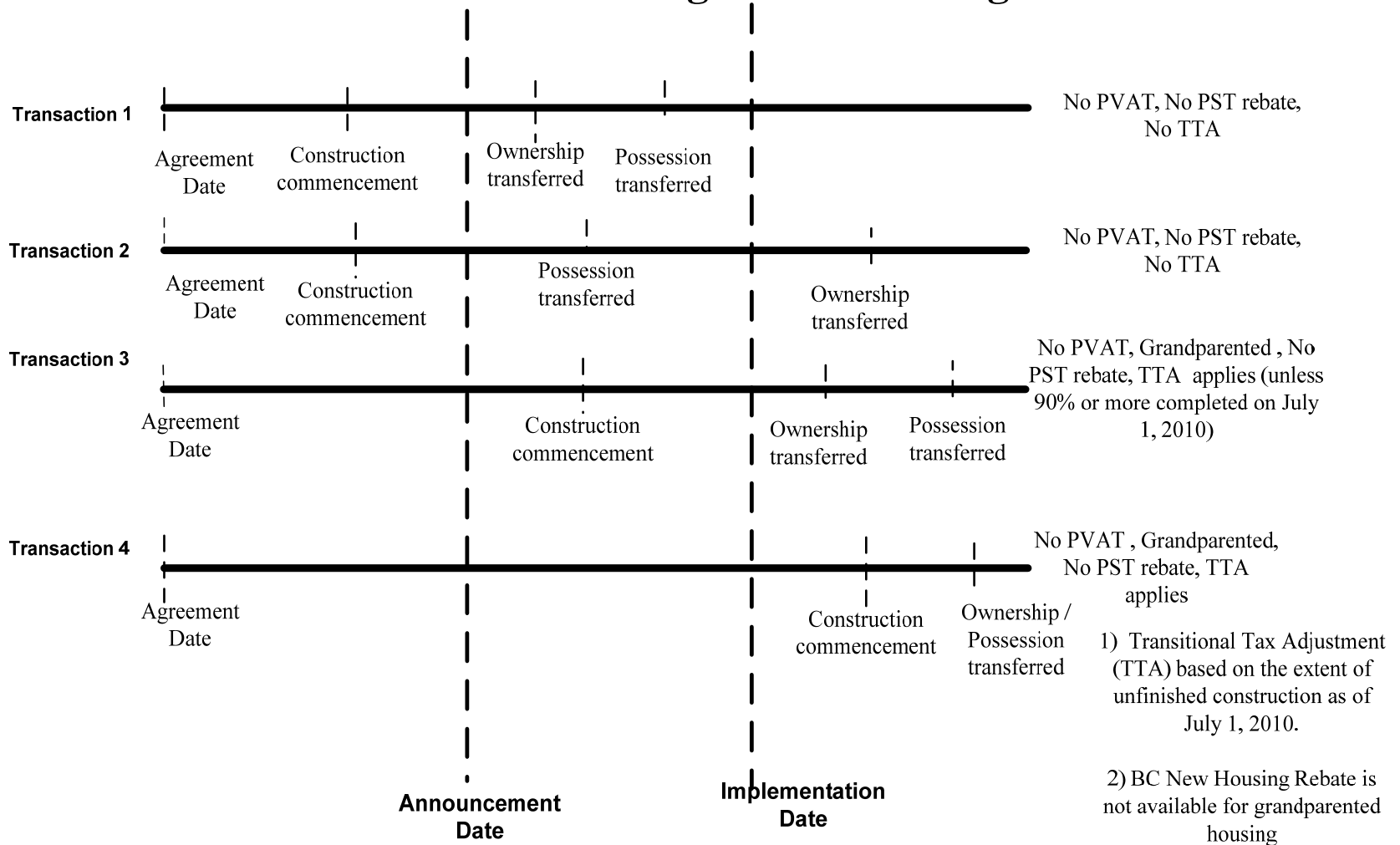
Canada

Overview and Summary

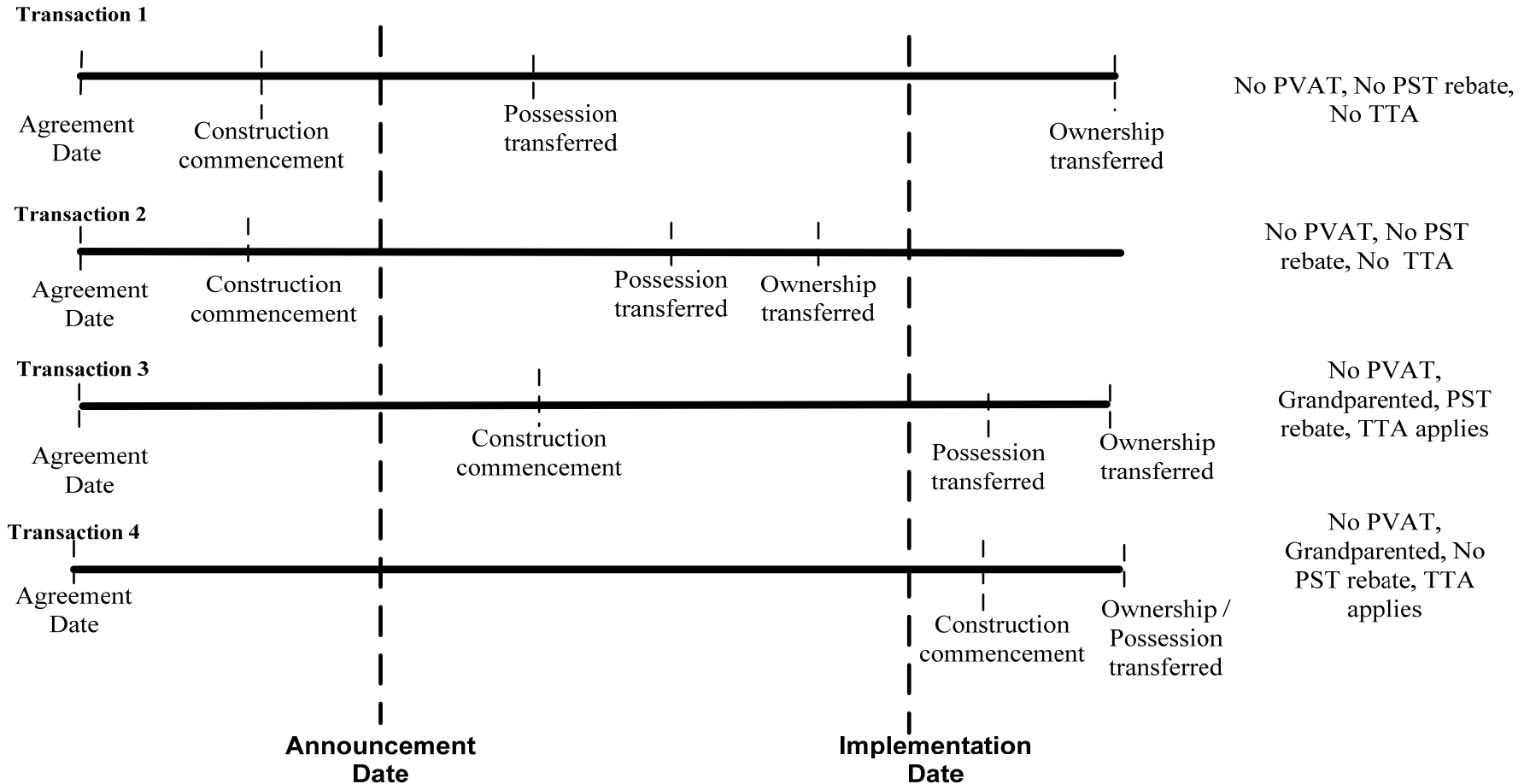
- Written agreements on or before Announcement Date
 - Sales of Single-Unit Housing
 - Sales of Condominiums
- Written agreements after Announcement Date
 - Sales of Single-Unit Housing and Condominiums



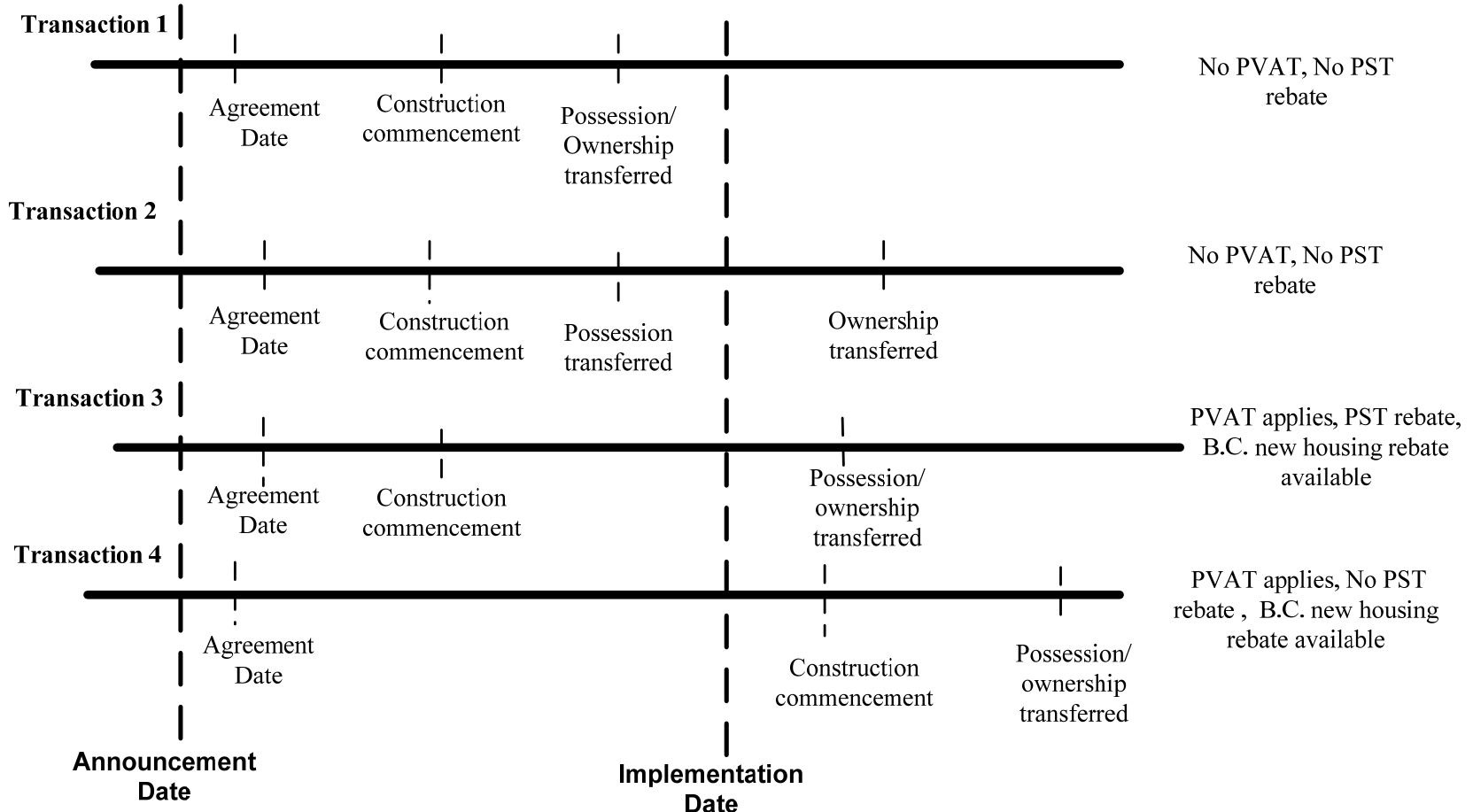
Written agreements on or before Announcement Date for Sales of Single-Unit Housing



Written agreements on or before Announcement Date for Sales of Condominiums



Written agreements after Announcement Date for Sales of Single-Unit Housing and Condominiums



Long term Care Facilities (LTCF)

- LTCF (e.g., nursing homes, personal care homes, etc.) are generally similar to traditional apartment buildings
- As such transitional rules for apartments would apply:
 - no grandparenting
 - PST transitional housing rebate applies based on extent of construction completed by ID where:
 - Builder/operator is required to self-assess HST (first occupancy occurs on/after ID) or
 - Purchaser/operator pays HST to purchase LTCF (i.e. ownership & possession are transferred on/after ID)
 - New rental housing rebate applies unless owner/operator is entitled to PSB rebate (e.g., as a registered charity)



LTCF – continued

- However if LTCF is in the form of another housing type then transitional rules for that housing type will apply
 - e.g., if LTCF is a condominium, transitional rules for condos would apply:
 - sale of condo grandfathered (not subject to PVAT) where agreement entered into on/before AD and ownership/possession transfer on/after ID
 - if grandfathered, TTA applies and PST transitional housing rebate applies based on extent of construction completed by ID
 - if not grandfathered (subject to PVAT) PST transitional housing rebate applies based on extent of construction completed by ID, and new rental housing rebate applies unless owner/operator is entitled to PSB rebate (e.g. as a reg. charity)

