Canada Revenue Agency | Agence du revenu du Canada

GST524 ONTARIO REBATE SCHEDULE

If you are eligible to claim the Ontario new residential rental property rebate, use this rebate schedule to calculate your rebate amount after you have completed sections A, B, and C of Form GST524, *GST/HST New Residential Rental Property Rebate*.

For this form, a single unit includes a residential condominium unit, a duplex, and the addition of a single unit to a multiple unit residential complex but does not include a co-op unit.

For more information and instructions, see Guide RC4231, *GST/HST New Residential Rental Property Rebate*, go to **www.cra.gc.ca/gsthst**, or call **1-800-959-5525**.

Section A – Claimant information

Claimant's legal name – **one name only** (last name, first name and initial(s) for individuals)	Business Number (if applicable) RT

Section B – Rebate calculation for Type 6 (single unit) (You have to send supporting documents. For more information, see Guide RC4231.)

Provincial part of the HST Total HST paid on the purchase or self-supply of the residential complex or addition multiplied by 8/13.	$	A
Fair market value of the residential complex or addition (building and land) at the time tax became payable on the purchase or self-supply (do **not** include the HST payable on the fair market value).	$	B
If you purchased the residential complex, enter the purchase price of the complex (do **not** include the HST).	$	C
Ontario new residential rental property rebate amount (multiply line A by 75%) (**maximum $24,000**). If you are eligible to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, enter the amount from line D on line G of Form GST524.	$	D

Section C – Rebate calculation for Type 7 (single unit) (You have to send supporting documents. For more information, see Guide RC4231.)

You are not entitled to this rebate if the purchaser is not entitled to claim the Ontario new housing rebate.

Provincial part of the HST Total HST paid on the self-supply of the residential complex or addition multiplied by 8/13.	$	E
Fair market value of the residential complex or addition (building and land) at the time tax became payable on the self-supply (do **not** include the HST payable on the fair market value).	$	F
Multiply line E by 75% (**maximum $24,000**).	$	G
Enter the sale price for the building only.	$	H
Multiply line H by 5.31% (**maximum $24,000**).	$	I
Ontario new residential rental property rebate amount (line G minus line I) (**maximum $24,000**). If you are eligible to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, enter the amount from line J on line M of Form GST524.	$	J

Section D – Rebate calculation for Type 8 (unit in a co-op) (You have to send supporting documents. For more information, see Guide RC4231.)

Provincial part of the HST Total HST paid on the purchase or self-supply of the residential complex or addition multiplied by 8/13.	$	K
Fair market value of the residential complex or addition (building and land) at the time tax became payable on the purchase or self-supply (do **not** include the HST payable on the fair market value).	$	L
If the co-op purchased the residential complex, enter the purchase price of the complex (do **not** include the HST).	$	M
Total floor space of the unit (square metres).	_____ m²	N
Total floor space of all residential units in the complex or addition (square metres).	_____ m²	O
Unit percentage of floor space (amount from line N divided by the amount from line O and multiplied by 100).	_____ %	P
Unit fair market value (amount from line L multiplied by the percentage from line P).	$	Q
Enter the result of the following calculation: (Line K: _____ × 75%) × Line P: _____ % (**maximum $24,000**)	$	R
Complete **lines S and T** only if the purchaser of the share of the capital stock can claim the Ontario new housing rebate. If not, enter "0" on line T. Total amount of the sale price for the share of capital stock.	$	S
Multiply line S by 5.31%.	$	T
Ontario new residential rental property rebate amount (line R minus line T) (**maximum $24,000**). If you are eligible to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, enter the amount from line U on line Y of Form GST525.	$	U

Vous pouvez obtenir ce formulaire en français à **www.arc.gc.ca** ou au **1-800-959-3376**.

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Section E – Rebate calculation for Type 6 andType 7 (unit(s) in a multiple unit residential complex or addition) (You have to send supporting documents. For more information, see Guide RC4231.)

Part I – Calculation for unit(s) in a multiple unit residential complex or addition

Provincial part of the HST Total HST paid on the purchase or self-supply of the residential complex or addition multiplied by 8/13.	$	V
Fair market value of the residential complex or addition (building and land) at the time the tax became payable on the purchase or self-supply (do **not** include the HST payable on the fair market value).	$	W
If you purchased the residential complex, enter the purchase price of the complex (do **not** include the HST).	$	X
Multiply line V by 75%.	$	Y
Square metres of floor space for **all residential units** in the residential complex or addition (do **not** include common areas).	m²	Z

Part II – Rebate calculation chart (Complete one row per unit. If you need more space, photocopy this page.)

Column 1 Unit number	Column 2 Unit floor space	Column 3 % of floor space of each unit	Column 4 Calculation	Column 5 Total rebate per unit
Enter only qualifying residential units.	Enter the square metres of floor space for each unit.	Divide the amount from column 2 by the amount from line Z above and multiply the result by 100.	Multiply the amount from line Y above by the percentage in column 3.	Enter the amount from column 4 or $24,000, whichever is less.
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Part III – Rebate totals for application Type 6 and Type 7 (unit(s) inmultiple unit residential complex or addition)

Total number of qualifying residential units (enter the total of all units from Column 1 of all copies of Part II).		AA
Ontario new residential rental property rebate amount Enter the total of all amounts from column 5 of all copies of Part II. If you are eligible to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, enter the amount from line BB on line I of Form GST525.	$	BB

Section F – **Rebate calculation for Type 9A and Type 9B** (You have to send supporting documents. For more information, see Guide RC4231.)		
If you paid the HST on the fair market value of the land at the time of the self-supply of the land, enter the result of the following calculation on line CC: Total HST paid multiplied by 8/13. If you paid tax equal to the basic tax content (BTC) of the land for a change-in-use of the land, enter the provincial part of the HST that is included in the BTC of the land on line CC.	$	**CC**
Fair market value of the land at the time of the self-supply or change-in-use (do **not** include the HST payable on the fair market value).	$	**DD**
Multiply line CC by 75%.	$	**EE**
If the claim is **not** for a residential trailer park, go to line II below. If the claim is for a residential trailer park or an addition to a residential trailer park, enter the total number of sites in the park or addition at the time of the self-supply or change-in-use.		**FF**
Divide the amount on line CC by the amount on line FF.	$	**GG**
Multiply the amount on line GG by 75% (**maximum $7,920**).	$	**HH**
Ontario new residential rental property rebate amount If the leased land is **not** a site in a residential trailer park, enter the amount from line EE (**maximum $7,920**). If the leased land is a site in a residential trailer park, enter the result of line HH multiplied by line FF. If you are eligible to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, enter the amount from line II on line U of Form GST524.	$	**II**

Privacy Act, Personal Information Bank number CRA PPU 091

Filing instructions

If you **are** entitled to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, enter the amount from line D, J, or II of this form, whichever applies, onto the appropriate line of Form GST524. Enter the amount from line U of this form on line Y of Form GST525. Enter the amount from line BB of this form on line I of Form GST525. Complete section F of Form GST524 and send this rebate schedule to us along with completed Form GST524 and Form GST525, if applicable.

If you **are not** entitled to claim the GST/HST new residential rental property rebate for some of the federal part of the HST, but you are entitled to an Ontario new residential rental property rebate for some of the provincial part of the HST, you do not have to enter any amounts from this form onto Form GST524 or Form GST525. Send this rebate schedule to us along with completed Form GST524. You must complete sections A, B, C, and F of Form GST524.