



If you are including the amount of this rebate on your GST/HST return, you must file your GST/HST return using GST/HST NETFILE. If you have other transitional information to report on Schedule A, enter the amount of this rebate on line 1301 of your GST/HST NETFILE return. Otherwise, enter the amount of this rebate on line 111 of your GST/HST NETFILE return.

Enter the reporting period of the GST/HST NETFILE return in which you included the amount of this rebate:

From 

Year	Month	Day	to	Year	Month	Day
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You have to attach a *Letter of Good Standing* from the Ontario Ministry of Revenue showing that you have no applicable outstanding provincial debts if this is your first RST transitional new housing rebate application that you are submitting to us or if a previously submitted letter has expired or been revoked. If there is more than one builder, each builder must submit a *Letter of Good Standing*. **We will not process your rebate application if we do not have valid *Letter (s) of Good Standing*.**

To calculate your RST transitional new housing rebate, complete Section C if you are using Method A (based on consideration) or Section D if you are using Method B (based on floor space). You must use Method B if you are applying for the rebate before the relevant transfer date.

**Section C – Rebate calculation (Method A)**

**For one residential condominium unit:**

- If you sold the unit, enter the total consideration for the sale on line A.
- If the consideration is less than the fair market value of the unit at the time the written agreement of purchase and sale was entered into, enter the fair market value on line A.
- If you had to account for the HST on a self-supply of the unit, enter the fair market value of the unit at the time of the self-supply on line A. For more information, see page 5.

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**A**

**For multiple condominium units** in a newly constructed or substantially renovated condominium complex, enter "N/A" on line A and complete Section G on page 4 before you complete the rest of this section.

Estimated RST

**For a one residential single condominium unit**, multiply the amount on line A by 2%.

\$ 

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**B**

**For multiple condominium units**, enter the total from column 4 on all copies of Section G.

Enter the rebate percentage (see "Rebate percentage" on page 6).

\_\_\_\_\_ % **C**

RST transitional new housing rebate amount (multiply the amount on line B by the percentage on line C).

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**D**

**Section D – Rebate calculation (Method B)** Complete Part I for one residential condominium unit or the sale of a condominium complex. Complete Part II for multiple units in a newly constructed or substantially renovated condominium complex.

**Part I – One residential condominium unit**

Interior floor space of the condominium unit (square metres).  
See page 5 for information on interior floor space.

\_\_\_\_\_ m<sup>2</sup> **E**

Total interior floor space of all of the common areas in the condominium building (square metres).

\_\_\_\_\_ m<sup>2</sup> **F**

Total interior floor space of all condominium units in the condominium building (square metres).

\_\_\_\_\_ m<sup>2</sup> **G**

Common area attributable to the unit (line E divided by line G multiplied by line F).

For the substantial renovation of a condominium unit where the complex was not substantially renovated, enter "N/A" on line H.

\_\_\_\_\_ **H**

Total interior floor space.(line E plus line H).

\_\_\_\_\_ **I**

Estimated RST (multiply the amount on line I by \$60.00).

\$ 

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**J**

Enter the rebate percentage (see "Rebate percentage" on page 6).

\_\_\_\_\_ % **K**

RST transitional new housing rebate amount (multiply the amount on line J by the percentage on line K).

\$ 

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**L**

**Part II – Multiple residential condominium units in a newly constructed or substantially renovated complex**

Total interior floor space of all of the common areas in the condominium building (square metres).  
See page 5 for information on interior floor space.

\_\_\_\_\_ m<sup>2</sup> **M**

Total interior floor space of all the condominium units in the condominium building (square metres).

\_\_\_\_\_ m<sup>2</sup> **N**

Calculate the estimated RST of each unit using the chart in Section F before you complete the remaining lines.

Estimated RST (enter the total of all amounts from column 8 on all copies of Section G).

\$ 

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**O**

Enter the rebate percentage (see "Rebate percentage" on page 6).

\_\_\_\_\_ % **P**

RST transitional new housing rebate amount (multiply the amount on line O by the percentage on line P).

\$ 

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**Q**

**Section E – Multiple owners (to be completed by all owner(s) other than the claimant)**

If more than one person owns the building, list all of the other owners below. Attach a separate sheet if you need more space. All of the other owners must sign this section acknowledging that you are the claimant for this rebate. Where more than one person owns the building, only one owner may claim the rebate.

The undersigned hereby acknowledge that we are the owners of the building identified in Section B of this form; that the claimant identified in Section A is one of the owners of this building; that we have not previously claimed a RST transitional new housing rebate for the building (or addition) identified in Section B of this form; and that the full amount of the RST transitional new housing rebate payable in respect of the building, or addition, identified in Section B of this form will be paid to the claimant and may be offset against tax liabilities of the claimant.

First co-owner	
Legal name (last name, first name and initial(s) for individuals)	Signature
Second co-owner	
Legal name (last name, first name and initial(s) for individuals)	Signature
Third co-owner	
Legal name (last name, first name and initial(s) for individuals)	Signature
Fourth co-owner	
Legal name (last name, first name and initial(s) for individuals)	Signature
Fifth co-owner	
Legal name (last name, first name and initial(s) for individuals)	Signature

**Section F – Certification**

I certify that:

- (i) the construction or substantial renovation of the condominium complex, which includes the condominium unit, or the substantial renovation of the condominium unit if the complex was not substantially renovated, for which I am claiming this rebate, began on \_\_\_\_\_ ;
- (ii) the information given on this application is, to the best of my knowledge, true, correct, and complete in every respect;
- (iii) I have not previously claimed a rebate of the estimated RST for any units or complex included in this claim; and
- (iv) any relevant books and/or records are available for inspection.

_____	_____
Name of builder or authorized person	Title of authorized person
_____	_____
Signature of claimant or authorized person	Date

**It is a serious offence to make a false statement.**



## General information

### What is the purpose of this rebate?

Where the construction or substantial renovation of a residential condominium unit or condominium complex began before July 1, 2010, the Ontario retail sales tax (RST) would have applied to some of the construction costs the builder incurred before that date.

This rebate is intended to remove the estimated RST that is embedded in the cost of such a unit where the builder had to:

- charge the HST on the sale price of the unit;
- account for the HST on a self-supply of the unit; or
- account for a transitional tax adjustment for a grandparented sale of the unit.

### Who should complete this form?

Complete this form if:

- you are a builder of a residential condominium unit or condominium complex in Ontario and the construction or substantial renovation of the unit or complex began before July 2010;
- immediately before July 2010, you owned or had possession of the unit or complex under a written agreement of purchase and sale to a person who is not a builder of the unit or complex; **and**
- the construction of the complex is at least 10% complete as of July 1, 2010, or, in the case of a substantial renovation of the unit or complex, the last substantial renovation of the unit or complex, as the case may be, is at least 10% complete as of July 1, 2010.

Where the above applies, you may have leased the residential condominium unit and were required to account for the HST on a self-supply of the unit; you may have sold the unit and the sale was subject to the HST; or you may have been required to account for the transitional tax adjustment for the unit on your GST/HST return.

If you substantially renovated one or more residential condominium units and you did not substantially renovate the entire condominium complex in which the units are situated, you must complete one form for each unit.

This rebate is **not** available to purchasers of newly constructed or substantially renovated condominium units or to builders who are not required to account for the HST on a self-supply under the exception for personal use, student residences, communal organizations, or remote work sites.

This rebate is also not available to builders who are not required to account for the HST on a self-supply under the exception for personal use, student residence, communal organizations or remote work sites.

To claim a RST transitional new housing rebate for an apartment building use Form RC7002-ON, *Ontario Retail Sales Tax (RST) Transitional New Housing Rebate – Apartment Buildings*. To claim an RST transitional new housing rebate for a detached house, semi-detached house, rowhouse unit or duplex that is not a condominium, use Form RC7000-ON, *Ontario Retail Sales Tax (RST) Sales Tax (RST) Transitional New Housing Rebate*.

### What is a self-supply?

Generally, a builder is considered to have made a self-supply of a residential condominium unit (to have sold and repurchased the unit) when possession or use of the unit first is given for occupancy by an individual as a place of residence under a lease, licence or similar arrangement. The builder has to account for the GST/HST on the fair market value of the condominium unit as of the date of the self-supply.

### Completion instructions

All applicants have to complete sections A, B, E, and either section C or D.

#### Relevant transfer date

##### Lease of a residential condominium unit

The relevant transfer date is the date the self-supply occurs which is the later of the day construction or substantial renovation of the unit is substantially completed and the day possession or use of the unit is first given under a lease, licence or similar arrangement for occupancy as a place of residence.

##### Sale of a residential condominium unit

If possession is given before the condominium complex is registered, the relevant transfer date is the earlier of the day ownership is transferred and 60 days after the day the complex is registered as a condominium.

If possession is given after the condominium complex is registered as a condominium, the relevant transfer date is the earlier of the day ownership is transferred and the day possession is transferred under the agreement.

##### More than one residential condominium unit

If this application is for more than one condominium unit that you sell or lease, enter the relevant date for each unit based on the information above in column 2 in Section G on page 4.

### Determining percentage of completion

The method used to determine the percentage of completion must be fair and reasonable. For example, it may be based on:

- progress billings made before July 1, 2010, for work performed and materials delivered before July 1, 2010, as a percentage of the total consideration for the construction or substantial renovation of the residential condominium unit or complex;
- interior floor space (in square metres) completed as of July 1, 2010, as a percentage of total interior floor space.

For more information on this method and other methods that the CRA considers to be fair and reasonable, see GST/HST Info Sheet GI-105, *How to Determine the Percentage of Completion for Purposes of the Provincial Transitional New Housing Rebate and the Transitional Tax Adjustment for British Columbia and Ontario*.

#### Note

The cost of land and costs associated with the purchase and maintenance of the land prior to construction of the complex, including related, legal, accounting, and financing charges, and real estate taxes are not included in determining the percentage of completion of the construction or substantial renovation of the unit or complex.

**Interior floor space** – means the main floor(s), living areas and that part of the common areas (such as lobbies, corridors, staircases, elevator shafts, laundry rooms, recreation rooms, indoor swimming pools and similar spaces) that can be attributed to the unit. The interior floor space of a condominium unit includes the width of its enclosing walls unless those walls are adjacent to another unit or complex. For adjacent walls, the interior floor space includes half the width of the enclosing walls.

Interior space does **not** include commercial areas, garages, parking areas, crawl spaces, furnace and electrical rooms, unfinished storage rooms, open porch/balcony or any areas set aside for the placement of equipment for the heating or cooling of, or the supply of water, gas, or electricity to, the unit or complex.

The supporting documentation related to the interior floor space of the unit or complex completed as of July 1, 2010, might include:

- a) a building contract;
- b) drawings or plans for the construction or substantial renovation;
- c) engineering or architectural reports; and
- d) bank inspection reports to support mortgage draws.

### Which calculation should I complete?

Calculate your estimated RST transitional new housing rebate by completing Section C **or** Section D (not both). You cannot use Method A if you are applying for this rebate before the relevant transfer date. If your rebate application is for multiple condominium units in a newly constructed or substantially renovated condominium complex, you have to complete the supplemental chart in Section G on page 4 as well. For multiple units, if you want to use Method A for some units and Method B for other units, you must complete one application for each method used. If you are claiming a rebate for multiple condominium units in a complex that was not newly constructed or substantially renovated, you must complete one rebate application for each unit.

#### Section C – Method A

If you sold the residential condominium unit or complex, use the total consideration paid or payable for the sale of the unit to calculate your rebate amount. If the sale was subject to the HST, do not include the HST paid on the sale. If the consideration is less than the fair market value of the unit at the time the written agreement of purchase and sale was entered into, enter the fair market value on line A. In the case of a self-supply of the unit, use the fair market value of the unit at the time of the self-supply to calculate your rebate amount. If this rebate claim is for more than one unit (sale and/or self-supply) in a newly constructed or substantially renovated condominium complex, complete the chart in Section G and enter the consideration paid or payable for each unit sold and/or the fair market value of each unit in the case a self-supply.

#### Section D – Method B

If the condominium complex is not substantially renovated, you have to complete one rebate application for each substantially renovated unit in the complex. You can calculate your rebate based on the interior floor space by completing Part I of Section D if your rebate is for one condominium unit or Part II of Section D if your rebate application is for multiple condominium units.

## Rebate percentage

If you are claiming the rebate for:

- multiple units in a newly constructed or substantially renovated condominium complex, the rebate is calculated based on the percentage of completion of the complex; or
- a substantially renovated residential condominium unit in a complex that was not substantially renovated, the rebate is calculated based on the percentage of completion of the unit.

If the percentage of completion is:

- less than 10%, **enter 0**;
- 10% or more, but less than 25%, **enter 25%**;
- 25% or more, but less than 50%, **enter 50%**;
- 50% or more, but less than 75%, **enter 75%**;
- 75% or more, but less than 90%, **enter 90%**; or
- 90% or more, **enter 100%**.

If you are using Method A, enter the rebate percentage on **line C** of Section C.

If you are using Method B, enter the rebate percentage:

- on **line K** in Part I of Section D for one condominium unit or the sale of a complex; or
- on **line P** in Part II of Section D for multiple condominium units.

## When do I file my rebate application?

You have to file your rebate application by July 1, 2014.

## How do I file my rebate application?

If you are claiming a RST transitional new housing rebate by including it on your GST/HST return for a reporting period, you have to file your GST/HST return for that period using GST/HST NETFILE. In this case:

- if you have other transitional housing information to report on Schedule A of your GST/HST NETFILE return, enter the rebate amount on line 1301 of Schedule A. Otherwise, enter the rebate amount on line 111 of your GST/HST NETFILE return; and
- enter in Section B of this rebate application the reporting period of the GST/HST return in which you reported this rebate amount.

You have to send this rebate application to the address below no later than the day you file your return.

If you are not including the amount of this rebate on your GST/HST return, send this rebate application to the address below.

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

The processing of your claim may be delayed or your rebate denied if this form is not completed in full, the rebate calculation is incorrect, or the documentation requested is not submitted with this form.

### Note

You have to attach a valid provincial *Letter of Good Standing* to your first RST transitional new housing rebate application and file that application with us. The Ontario Ministry of Revenue will issue a *Letter of Good Standing* to a builder that has no applicable outstanding provincial debts.

## For more information

For more information, go to [www.cra.gc.ca/gsthst](http://www.cra.gc.ca/gsthst) or call 1-800-959-8287.