



# 31 Great Grants and Rebates for Home Buyers, Owners and Renters

(updated July 2019)

## 1. BC Property Transfer Tax (PTT) First-Time Home Buyers' Program

Qualifying first-time buyers may be exempt from paying the PTT of one per cent on the first \$200,000 and two per cent on the remainder of the purchase price of a resale home priced up to \$500,000. There is a proportional exemption for homes priced between \$500,000 and \$525,000. At \$525,000 and above exemption is nil. Foreign entities and taxable trustee are not eligible for the exemption. [Learn more](#). 1-888-355-2700.

## 2. BC Property Transfer Tax Newly Built Home Exemption

Qualifying buyers of new homes may be exempt from paying the PTT on a newly built home or newly subdivided unit priced up to \$750,000 and a partial exemption on newly built homes priced \$750,000 to \$800,000. [Learn more](#). 1-888-355-2700.



## 3. BC Home Owner Grant

Reduces property taxes for home owners with an assessed or partitioned value up to \$1.65 million. The grant is reduced by \$5 for each \$1,000 above the threshold and eliminated at \$1.764 million (basic grant) and \$1.819 million (additional grant). The basic grant:

- up to \$570 for principal residences in the Capital, Greater Vancouver and Fraser Valley regional districts;
- an additional grant of \$200 to rural home owners elsewhere in BC; and
- an additional grant of \$275 to seniors aged 65+, those who are permanently disabled, and veterans of certain wars.

[Learn more](#). [hogadmin@gov.bc.ca](mailto:hogadmin@gov.bc.ca). 1-888-355-2700.

## 4. BC Property Tax Deferment Programs

- Property Tax Deferment Program for Seniors: qualifying home owners aged 55+ can defer property taxes.
- Property Tax Deferment Program for Families with Children: qualifying home owners who financially support children under age 18 can defer property taxes.

[Learn more](#). Vancouver: 604-660-2421. Elsewhere in BC: 1-800-663-7867.

## 5. CMHC First-time Home Buyers' Incentive

CMHC offers [qualifying first-time home buyers](#) with household incomes less than \$120,000 a year and a five per cent down payment a 10 per cent shared equity mortgage for a newly constructed home OR a 5 per cent shared equity mortgage for an existing home. The buyer repays the incentive later or at

re-sale. The incentive reduces the amount of monthly mortgage payments. [Learn more](#).

## 6. Home Buyers' Plan

[Qualifying home buyers](#) can withdraw up to \$35,000 (couples can withdraw up to \$70,000) from their RRSPs for a down payment. Home buyers who have experienced a breakdown in their marriage or common-law partnership even if they are not first-time buyers and those who have repaid their RRSP may be eligible to use the program a second time.

Canada Revenue Agency. [Learn more](#). Participate in the [Home Buyers' Plan](#).

## 7. GST/HST New Housing Rebate

New home buyers can apply for a [rebate](#) for the five per cent GST if the purchase price is \$350,000 or less. The rebate is equal to 36 per cent of the GST to a maximum rebate of \$6,300. There is a proportional GST rebate for new homes costing between \$350,000 and \$450,000. There is no rebate for homes priced at \$450,000 and above. [Canada Revenue Agency](#). 1-800-959-8287.

## 8. First-Time Home Buyers' Tax Credit (HBTC)

Eligible persons who bought a qualifying home in 2018 can claim the home buyers' amount of \$5,000 on Line 369 of Schedule 1 when filing their 2018 income tax and benefit returns. For 2018, the maximum home buyers' tax credit (HBTC) is \$750, which is calculated by multiplying the home buyers' amount of \$5,000 by the federal non-refundable tax credit rate of 15 per cent (equal to the lowest personal income tax rate for the year). [Learn more](#). 1-800-959-8281.



## 9. CMHC Mortgage Loan Insurance Premium Refund

Provides home buyers with CMHC mortgage insurance, a 10 per cent premium refund and possible extended amortization without surcharge when buyers purchase an energy efficient home or make energy saving renovations.

[Learn more](#). 604-731-5733.

## 10. Home Adaptations for Independence (HAFI)

A program jointly sponsored by the provincial and federal governments provides up to \$20,000 to help eligible low-income seniors and disabled home owners and landlords finance modifications to their homes to make them accessible and safer. [Learn More](#). 604-433-2218 or 1-800-257-7756.

### 11. BC Seniors' Home Renovation Tax Credit

Assists eligible seniors 65+ with the cost of eligible permanent home renovations to a principal residence to improve accessibility. The maximum refundable credit is \$1,000 per tax year and is calculated as 10 per cent of the qualifying renovation expense (maximum \$10,000). Forms are available online. [Learn more](#). 1-800-959-8281.

### 12. Energy saving mortgages

Some financial institutions offer special mortgages to home buyers/owners making homes energy efficient. For example, home owners may qualify for a [BMO Eco Smart Mortgage™](#) or a [TD Canada Trust rural property mortgage](#).

### 13. Low interest green renovation loans

Financial institutions offer loans to home owners making energy efficient upgrades, for example, [Vancity Home Energy Loan](#) up to \$50,000 and [RBC's Energy Saver loan](#) offers one per cent off the interest rate for a fixed rate installment loan over \$5,000 or a \$100 rebate on a home energy audit on a fixed rate installment loan over \$5,000. Visit your financial institution.

### 14. Clean BC Plan

A new \$679 million program of the BC Government provides a range of incentives including up to [\\$6,000 for buyers](#) of electric vehicles, and \$2,000 to replace a fossil fuel heating system. [Learn more](#).

### 15. Energy Efficient Buildings

Incentives offered to households and businesses for installing high-efficiency heating equipment and building envelope improvements. A partnership of BC Hydro, Fortis BC and BC Housing. [Learn more](#).

### 16. BC Hydro and FortisBC rebates to improve a home's efficiency

A wide range of rebates for heat pumps, insulation, draft-proofing, hot water heaters, and a \$300 bonus offer for making two eligible upgrades within 18 months. [Learn more](#).

### 17. FortisBC new home energy rebate offer

FortisBC and BC Hydro customers can receive rebates when building ENERGY STAR new homes or installing high-efficiency natural gas fireplaces. [Learn more](#).

### 18. Home energy rebate offer

BC Hydro and FortisBC offer home owners [rebates](#) for upgrades and improvements, including insulation, space and water heating systems and ventilation to reduce your energy bill. Includes a bonus offer for completing three or more upgrades. Total value of available rebates: up to \$10,000. [Learn more](#). [More information](#). 1-877-740-0055.

### 19. Energy savings kits

[BC Hydro](#) and [FortisBC](#) offer income-qualifying customers a free energy saving kit containing products to help save energy and money.

### 20. FortisBC Rebate for rental apartment buildings

The Rental Apartment Efficiency Program for owners and managers of rental apartment buildings of nine or more units includes a new water-efficient shower head and kitchen and bathroom faucet aerator for each unit, an energy assessment and ongoing professional assistance. [Learn more](#).

### 21. Join the Power Smart Team

Become a member of Team Power Smart and start a challenge to reduce your electricity use by 10 per cent over the next year. If you're successful you'll earn a \$50 reward. [Learn more](#).

### 22. ENERGY STAR appliance rebates

BC Hydro Power Smart and participating municipalities offer \$100 mail-in rebates to home owners buying ENERGY STAR clothes dryers, and refrigerators. [Learn more](#).

### 23. BC Hydro Power smart appliance rebates

Clothes washers: \$50 rebate; refrigerators – up to \$100 rebate; clothes dryers up to \$100 rebate. [Learn more](#). 1-800-224-9376.

### 24. Climate action tax credit

This BC government program gives eligible low- and middle-income families a tax credit of up to \$400 in 2019, and up to \$500 starting in July 2021 to offset BC's carbon tax. [Learn more](#).

### 25. Leaders in Energy Management Program

Partners BC Hydro with large commercial, government and institutional customers spending \$200,000 or more a year. Customers gain access to energy management programs, tools, and incentives. [Learn more](#). 1-800-522-4713.

### 26. Business Energy Saving Incentives

Provides financial incentives to organizations that replace inefficient technologies with energy efficient technologies. [Learn more](#). 1-800-474-6886.

### 27. FortisBC rebate program for businesses

For commercial buildings, save up to \$500,000 for constructing high-performance, energy efficient commercial, multi-unit residential or industrial buildings; up to \$1 million for industrial building energy-efficient upgrades. [Learn more](#).

### 28. City of Vancouver Building Energy Retrofit Fund

Program includes \$1 million to support and expand programs that result in energy efficiency upgrades for buildings. Includes a Green Landlord Program to help non-market apartment building owners and operators reinvest in buildings and reduce energy costs. [Learn more](#).

### 29. Rain barrel subsidy programs

Metro Vancouver municipalities offer rain barrels for sale at a discount for residents: [Richmond](#) - \$30; [Burnaby](#) - \$100; [Coquitlam](#) - \$60. Other municipalities may have similar offers.

### 30. Water saving kits

Metro Vancouver municipalities offer water saving kits to reduce water use including [Burnaby](#), [Coquitlam](#), and [Delta](#).

### 31. Local government water meter programs

Municipalities may offer water metering, so you pay only for the amount of water you use. [Burnaby](#) (scroll down), [Delta](#), [Richmond](#), and [West Vancouver](#) have programs. Visit your municipality's website and search 'water meter.'