

# Top Grants and Rebates for Property Buyers and Owners *(Updated October 2016)*

## 1. Home Buyers' Plan

Qualifying home buyers can withdraw up to \$25,000 (couples can withdraw up to \$50,000) from their RRSPs for a down payment. Home buyers who have repaid their RRSP may be eligible to use the program a second time. Canada Revenue Agency. [Learn more](#) or to participate in the [Home Buyers' Plan](#) or call 1.800.267.6999

## 2. GST/HST New Housing Rebate

New home buyers can apply for a [rebate](#) for the 5% GST if the purchase price is \$350,000 or less. The rebate is equal to 36% of the GST to a maximum rebate of \$6,300. There is a proportional GST rebate for new homes costing \$350,000 - \$450,000. There is no rebate for homes priced at \$450,000 and above. [Canada Revenue Agency](#). 1.800.959.8287

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

Qualifying first-time buyers may be exempt from paying the PTT of 1% on the first \$200,000 and 2% on the remainder of the purchase price of a resale home priced up to \$475,000. There is a proportional exemption for homes priced between \$475,000 and \$500,000. At \$500,000 and above the rebate is nil. [Learn more](#). 1.250.387.0604

## 4. 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, saving buyers up to \$13,000; and a partial exemption on newly built homes priced \$750,000 to \$800,000. [Learn more](#). 1.888.355.2700

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

Eligible individuals who bought a qualifying home in 2015 can claim the home buyers' amount of \$5,000 on line 369 of Schedule 1 when filing their 2015 income tax and benefit returns. For 2015, 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% (equal to the lowest personal income tax rate for the year). [Learn more](#). 1.800.959.8281



## 6. BC Home Owner Grant

Reduces property taxes for home owners with an assessed value up to \$1,200,000. Is reduced \$5 for each \$1,000 and eliminated homes assessed at \$1,314,000 or \$1,354,000 in northern/rural areas. Basic grant:

- up to \$570 in property taxes on principal residences in the Capital, Greater Vancouver and Fraser Valley regional districts;
- an additional grant of \$200 to rural home owners elsewhere in the province; and
- an additional grant of \$275 to seniors aged 65+, those who are permanently disabled and veterans of certain wars. [Learn more or contact your municipal tax office](#).

## 7. BC Property Tax Deferment Programs:

- **Property Tax Deferment Program for Seniors.** Qualifying home owners aged 55+ can defer property taxes.
- **Financial Hardship Property Tax Deferment Program.** Qualifying low-income home owners 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](#). 1-888-355-2700

## 8. 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 toll-free 1.800.257.7756

## 9. BC Seniors' Home Renovation Tax Credit

Assists eligible seniors 65+ with the cost of some 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% of the qualifying renovation expense (maximum \$10,000). [Learn more](#). Forms are available [online](#). Toll-free 1.800.959.8281

## 10. CMHC Mortgage Loan Insurance Premium Refund

Provides home buyers with CMHC mortgage insurance, a 10% 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

## 11. Energy saving mortgages

Financial institutions offer special mortgages to home buyers / owners making homes energy efficient. For example, home owners who have a home energy audit within 90 days of receiving an [RBC Energy Saver™ Mortgage](#) may qualify for a rebate of \$300 to their RBC account. [BMO Eco Smart Mortgage™](#) rewards customers for making energy efficient choices.

## 12. Low interest renovation loans

Financial institutions offer 'green' loans for home owners making energy efficient upgrades, for example, [Vancity Home Energy Loan](#) and [RBC's Energy Saver loan](#) offers 1% 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. For information visit your financial institution.

## Top grants and rebates for property buyers and owners (continued)

### 13. Energy Conservation and Assistance Program

BC Hydro and FortisBC offer free energy assessments and energy saving products to income-qualifying households for upgrades ranging of \$300 to \$5,000.

### 14. 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.](#)

### 15. 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 the average customer's energy bill by 30%. There is a bonus offer for completing three or more of certain upgrades. Total value of available rebates: [\\$5,300 per household](#). [Learn more.](#) 1.877.740.0055.

### 16. Energy savings kits

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

### 17. ENERGY STAR Appliances

BC Hydro Power Smart and various municipalities are offering \$100 mail-in rebates to home owners buying ENERGY STAR clothes dryers and refrigerators. Coquitlam, New Westminster, North Vancouver City, North Vancouver District, Richmond, Vancouver and West Vancouver are participating. [Learn more.](#)

### 18. FortisBC rebates for homes

Rebates for home owners include a \$300 rebate for purchasing an EnerChoice fireplace, or up to \$1,800 off an ENERGY STAR water heater, or a \$1,000 rebate for switching to natural gas (from oil or propane) and installing an ENERGY STAR heating system. Total value of available rebates: [\\$5,300 per household](#). [Learn more.](#) 1.800.663.8400



### 19. FortisBC Rebate for rental apartment buildings

The Rental Apartment Efficiency Program for owners and managers of rental apartment buildings nine units and larger includes a water-efficient shower head and a kitchen and bathroom faucet aerator directly installed in each unit, a building energy assessment and ongoing professional assistance. [Learn more](#) and [FAQ's](#).

### 20. Smart Thermostat Pilot Program

City of Vancouver and Vancity are offering a \$125 rebate for a home owner purchasing 1 of 3 smart thermostats which automatically controls the climate in your home. This pilot program runs until December 2016. [Learn more.](#) [smarththermostats@vancouver.ca](mailto:smarththermostats@vancouver.ca)

### 21. Join the Power Smart Team

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

### 22. Building Energy Retrofit funds

The City of Vancouver's \$1 million fund includes a \$150,000 grant to the Vancouver Heritage Foundation for retrofits to pre-1940s homes, a new Home Energy Efficiency Empowerment Program for 675 homeowners to evaluate energy efficiency, and a \$1 million to a Green Landlord Program to help non-market apartment building owners and operators reinvest in buildings and reduce energy costs. [Learn more](#) (City of Vancouver).

### 23. Rain barrel subsidy programs

Many Metro Vancouver municipalities offer rain barrels for sale, often at a discount for residents: [Richmond](#) - \$30, [Burnaby](#) - \$70, [Coquitlam](#) - \$72, [West Vancouver](#) - \$55. Other municipalities have similar offers.

### 24. Water saving kits

Many Metro Vancouver municipalities offer water saving kits and other tools for reducing home water consumption including [Burnaby](#), [Coquitlam](#), and [Delta](#).

### 25. Local government water conservation incentives

Your municipality may provide grants and incentives to residents to help save water.

**Toilets:** [North Vancouver District](#) offer a \$50 rebate when residents install a low-flush toilet. [Richmond](#) offers a \$100 utility rebate. Visit your municipality's website and enter 'toilet rebate' to see if there is a program.

**Clothes washers:** replace your old clothes washer with a new, high efficiency ENERGY STAR clothes washer and receive a \$100 or \$200 rebate from [Richmond](#).

### 26. Local government water meter programs

Your municipality may provide a program for voluntary water metering, so you pay only for the amount of water you use. [Burnaby](#) (scroll down), [Delta](#), [Richmond](#) and [West Vancouver](#) have programs and other municipalities may soon follow. Visit your municipality's website and enter 'water meter' to find out if there is a program.

### 27. Leaders in Energy Management Program

Partners BC Hydro with BC's largest commercial, government and institutional customers (who spend \$200,000 or more/year on Hydro). Customers gain access to energy management programs, tools and incentives. [Learn more.](#) 1.800.474.6886

### 28. Business Energy Saving Incentives

Provides financial incentives to organizations that replace inefficient technologies with energy efficient technologies. [Learn more.](#) 1.800.474.6886

### 29. FortisBC rebate program for businesses

For commercial buildings, provides a rebate of up to \$45,000 for the purchase of an energy efficient boiler, up to \$15,000 for the purchase of a high-efficiency water heater and receive funding towards a new construction energy study. [Learn more.](#)