

# Top Grants and Rebates for Property Buyers and Owners *(Updated June 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. [Learn more.](#) Forms are available online. 1.800.959.8287

## 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. [Learn More.](#) 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.](#) 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 of up to \$1,200,000. The basic grant serves home owners:

- A maximum reduction of \$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 Deferral Programs:

- **Property Tax Deferral Program for Seniors.** Qualifying home owners aged 55+ may be eligible to defer property taxes.
- **Financial Hardship Property Tax Deferral Program.** Qualifying low-income home owners may be eligible to defer property taxes.
- **Property Tax Deferral Program for Families with Children.** Qualifying home owners who financially support children under age 18 may be eligible to 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 certain permanent home renovations to a principal residence to improve accessibility or help a senior be more mobile at home. The maximum amount of the refundable credit is \$1,000 per tax year and is calculated as 10% of the qualifying renovation expense (maximum \$10,000). [Forms are available online.](#) 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 a range of mortgages to home buyers and owners making their 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. Qualified contractors will install upgrades ranging in value from \$300 to \$5,000 depending on the need of the home.

### 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%. [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 including 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

In October 2015, FortisBC launched the Rental Apartment Efficiency Program for owners and managers of rental apartment buildings nine units and larger. The program 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.](#) [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. 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 leverage \$8 million from provincial and utility partners to help non-market apartment building owners and operators reinvest in buildings and reduce energy costs. [Learn more \(City of Vancouver\)](#) [Learn more \(Vancouver Heritage Foundation\)](#). [Terms/Conditions Grant application](#)

### 22. 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.

### 23. Water saving kits

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



### 24. Local government water conservation incentives

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

**Toilets:** [North Vancouver City](#), [North Vancouver District](#), and the [District of West Vancouver](#) 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](#).

### 25. 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.

### 26. 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.](#) 1.866.522.4713

### 27. Business Energy Saving Incentives

Provides financial incentives to organizations that replace inefficient technologies with energy efficient technologies. [Learn more.](#) 1.866.522.4713

### 28. 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.](#) 1.800.663.8400