

Eric Greenhalgh Real Estate



First Home Savings Account (FHSA)

A First Home Savings Account (FHSA) is a registered plan that allows eligible first-time home buyers to save for their first home tax-free, up to specific contribution limits. It functions similarly to a Tax-Free Savings Account (TFSA). To open an FHSA, you must be at least 18 years old, a Canadian resident, and a first-time home buyer. Contributions to an FHSA are generally deductible and can be used to reduce your tax. [<https://www.canada.ca/en/revenue-agency/services/tax/individuals/topics/first-home-savings-account.html>]

GST Housing Rebate

The First-Time Home Buyers' (FTHB) GST/HST rebate is available to eligible individuals purchasing, building, or substantially renovating their first home, provided it is newly constructed (or significantly renovated) and intended as their primary residence. Depending on the home's value, buyers may recover up to 100% of the GST (or the federal portion of the HST), to a maximum of \$50,000. Homes priced at \$1 million or less qualify for the full rebate, while properties between \$1 million and \$1.5 million receive a reduced amount, and homes valued at \$1.5 million or more are not eligible for the rebate. [<https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/gst-hst-businesses/gst-hst-rebates/first-time-home-buyers-gst-hst-rebate/how-apply.html>]

First-Time Home Buyers' Tax Credit (HBTC)

The First-Time Home Buyers' Tax Credit helps Canadians recover some of the costs associated with purchasing their first home, such as legal fees, inspections, and closing expenses. The HBTC provides a non-refundable credit of \$10,000 if eligible, which translates to a maximum tax rebate of \$1,500. [<https://www.canada.ca/en/revenue-agency/services/tax/individuals/topics/about-your->

[tax-return/tax-return/completing-a-tax-return/deductions-credits-expenses/line-31270-home-buyers-amount.html](#)]

Home Buyers' Plan (HBP)

The Home Buyers' Plan (HBP) enables first-time home buyers to withdraw funds from their Registered Retirement Savings Plan (RRSP) to help purchase a qualifying property. You can withdraw up to \$60,000 individually—or up to \$120,000 combined if buying with a partner—in a single calendar year. The amount withdrawn is considered a loan from your RRSP and must be repaid within 15 years. [<https://www.canada.ca/en/revenue-agency/services/tax/individuals/topics/rrsps-related-plans/what-home-buyers-plan.html>]

B.C. First-Time Home Buyers' Program

If you're purchasing a home in British Columbia with a fair market value (FMV) under \$835,000, you may be eligible for a Property Transfer Tax (PTT) exemption. No PTT is payable on the first \$500,000 of the property's value; tax is only applied to the amount above that threshold.

For example, on a \$700,000 home, PTT would be 2% of \$200,000 (the difference between \$700,000 and \$500,000), saving you \$8,000 in taxes.

Partial exemptions are available for properties valued between \$835,000 and \$860,000. Homes valued over \$860,000 do not qualify for the exemption. [

<https://www2.gov.bc.ca/gov/content/taxes/property-taxes/property-transfer-tax/exemptions/first-time-home-buyers>]

Home Owner Grant (B.C.)

The B.C. Home Owner Grant helps reduce the amount of property tax you pay on your principal residence each year. The amount of the grant depends on your location:

- Homeowners under 65 in the Capital Regional District, Greater Vancouver, or Fraser Valley may qualify for a grant of **\$570**.
- Homeowners in other parts of British Columbia may qualify for a grant of **\$770**.

<https://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/home-owner-grant>

Newly Built Home Exemption (B.C.) (Property Transfer Tax PTT)

If you're purchasing a newly built home in British Columbia, you may qualify for the Newly Built Home Exemption. This exemption reduces or eliminates Property Transfer Tax (PTT) for homes with a fair market value of **\$1,100,000 or less**.

A partial exemption is available for homes valued slightly above this amount, with a phase-out range of \$50,000. Homes with an FMV over **\$1,150,000** do not qualify. [

<https://www2.gov.bc.ca/gov/content/taxes/property-taxes/property-transfer-tax/exemptions/newly-built-home-exemption>]

Eric Greenhalgh Real Estate

778-982-0747

eric@ericgreenhalgh.ca

www.ericgreenhalgh.ca