

Top Grants and Rebates for Property Buyers and Owners

(Updated December 2015)

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 1.800.959.8287

2. GST Rebate on New Homes

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](#). Enter 'RC4028' in the searchbox. 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 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. First-Time Home Buyers' Tax Credit (HBTC)

A federal non-refundable income tax credit for qualifying buyers of detached and attached homes, apartment condominiums, mobile homes or shares in a cooperative housing corporation. The calculation: multiply the lowest personal income tax rate for the year (15% in 2014) x \$5,000. For the 2015 tax year, the maximum credit is \$750. Learn [more](#). 1.800.959.8281

5. BC Home Owner Grant

Reduces property taxes for home owners with an assessed value of up to \$1,100,000. The basic grant gives 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.

6. BC Property Tax Deferment Programs:

- Property Tax Deferment Program for Seniors. Qualifying home owners aged 55+ may be eligible to defer property taxes.
- Financial Hardship Property Tax Deferment Program. Qualifying low-income home owners may be eligible to defer property taxes.
- Property Tax Deferment 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

7. 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 to finance modifications to their homes to make them accessible and safer. Learn [more](#). 604.433.2218 or toll-free 1.800.257.7756

8. 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 functional or 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 in expenses). Learn [more](#). [Canada Revenue Agency](#) or toll-free 1.800.959.8281

9. 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

10. Energy Saving Mortgages

Financial institutions offer a variety 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. Learn [more](#). 1.800.769.2511

11. Low Interest Renovation Loans

Financial institutions offer 'green' loans for home owners making energy efficient upgrades. [Vancity Home Energy Loan](#) personal loan offers home owners up to \$50,000 at prime + 1% for up to 15 years for energy efficient renovations. [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.

12. Heritage Energy Retrofit Grant (Pilot Program)

Grants of up to \$3,000 per household to assist with energy retrofits for Vancouver homes built before 1940 and homes listed on the Vancouver Heritage Register. This pilot runs to August 31, 2016. It is sponsored by Vancouver Heritage Foundation and the City of Vancouver Sustainability Group with assistance from City Green Solutions. Qualifying retrofits include insulation, air sealing, window repairs and storm windows, and high efficiency forms of heating and hot water. Learn [more](#). [Terms/Conditions, Grant application](#)

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.



Top Grants and Rebates for Property Buyers and Owners Continued

14. Fortis New Home Energy Rebate Offer

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

15. 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 to December 2016. Learn [more](#). smarththermostats@vancouver.ca

16. 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](#).

17. Energy Savings Kit Program

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

18. 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](#).



19. FortisBC Rebate Program 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

20. Fortis 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](#) and [FAQ's](#)

21. Rain Barrel Subsidy Programs

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

22. Water Wise Kits

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

23. 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](#).

24. Local Government Water Meter Programs

Your municipality may provide a program for voluntary water metering, so that you pay only for the amount of water that 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.

25. BC Hydro Power Smart Partner Program for Businesses

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

26. BC Hydro Power Smart Express Program for Businesses

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

27. 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



Advocacy Goal

The Real Estate Board of Greater Vancouver champions REALTORS®, the real estate profession and our communities.

GOVERNMENT RELATIONS MANAGER

Harriet Permut |
604.730.3029
hpermut@rebgv.org