



**SUPPLEMENT TO THE NEW RESIDENTIAL RENTAL PROPERTY REBATE APPLICATION – CO-OP AND MULTIPLE UNITS**

Use this form if you are a co-operative housing corporation (co-op) or if you purchased, constructed, substantially renovated, or made an addition (consisting of more than one residential unit) to a multiple unit residential complex, or if you converted a commercial property into a multiple unit residential complex. You also have to complete sections A, B, C, and F of Form GST524, *GST/HST New Residential Rental Property Rebate Application*, and send us the two forms together.

If you purchased the residential complex, and the purchase included real property that does not form part of the complex, you have to separate out any part of the tax paid from the purchase price that was for any non-residential part of the property. For example, do not include any tax that relates to retail stores that form part of the building. The allocation must be fair and reasonable.

Whether you are a purchaser or builder of a residential complex, do not include any amounts in your rebate calculation that are for the non-residential part. You also have to establish the fair market value of the residential complex part of the property. This means that the amounts you enter on lines A, B, C, D, E and F must only be for the residential part of the property.

**Which calculation should I complete?**

**Type 6 – Lease of building and land / Type 7 – Sale of building and lease of land**

- Complete one Form GST524 and one Form GST525 to include all of the qualifying residential units in a multiple unit residential complex.
- Complete Part I of Section B on page 1.
- Complete Part II of Section B on page 2.
- Complete Part III of Section B on page 2.

**Type 8 – Co-operative housing corporation**

- Complete one Form GST524 and one Form GST525 for **each** qualifying residential unit in the residential complex whether it is a single unit residential complex or a multiple unit residential complex.
- Complete Section C on pages 3 and 4.

For more information, see Guide RC4231, *GST/HST New Residential Rental Property Rebate*, go to [www.cra.gc.ca/gsthst](http://www.cra.gc.ca/gsthst), or call 1-800-959-5525.

<b>Section A – Claimant information</b>	
Claimant's legal name (last name, first name, and initial(s) for individuals)	Business Number (if applicable)                     RT
<b>Section B – Rebate calculation for Type 6 and Type 7</b>	
<b>Part I – Rebate calculation for units in a multiple unit residential complex or addition</b>	
If you paid the GST on the purchase or self-supply of the residential complex or addition, enter the amount of the GST paid on line A.	
If you paid the HST on the purchase or self-supply of the residential complex or addition, enter the result of the applicable calculation below on line A:	
If you paid 12% HST, multiply the HST paid by 5/12.	
If you paid 13% HST, multiply the HST paid by 5/13.	\$         <b>A</b>
If you paid 15% HST after June 30, 2010, multiply the HST paid by 5/15.	
If you paid 14% HST, multiply the HST paid by 6/14.	
If you paid 15% HST under an agreement entered into before May 3, 2006, multiply the HST paid by 7/15.	
Fair market value of the residential complex or addition (building and land) at the time tax became payable on the purchase or self-supply (do <b>not</b> include the GST/HST payable on the fair market value).	\$         <b>B</b>
If you are claiming a rebate under Type 6 and you purchased the residential complex, enter the purchase price of the complex (do <b>not</b> include the GST/HST).	\$         <b>C</b>
Multiply line A by 36%.	\$         <b>D</b>
Square metres of floor space <b>for all residential units</b> in the complex or addition (do <b>not</b> include common areas).	_____ m <sup>2</sup> <b>E</b>
If you paid the GST at 5%, or HST at 12% or 13%, or if you paid the HST at 15% after June 30, 2010, on the purchase or self-supply of the residential complex or addition, enter \$6,300.	
If you paid 6% GST or 14% HST on the purchase or self-supply of the residential complex or addition, enter \$7,560.	\$         <b>F</b>
If you paid 7% GST or 15% HST on the purchase or self-supply of the residential complex or addition under an agreement entered into before May 3, 2006, enter \$8,750.	
Total number of qualifying residential units (enter the amount from line G in Part III on page 2 of this form).	_____ <b>G</b>
GST/HST new residential rental property rebate (enter the amount from line H in Part III on page 2 of this form).	\$         <b>H</b>
Provincial new residential rental property rebate amount (if you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the result on line I).	\$         <b>I</b>
<b>Total rebate amount</b> (including any provincial rebate) (line H plus line I).	\$         <b>J</b>



**Section C – Rebate calculation for Type 8 – Unit in a co-op**

If the co-op paid the GST on the purchase or self-supply of the residential complex or addition, enter the amount of the GST paid on line K.

If the co-op paid the HST on the purchase or self-supply of the residential complex or addition, enter the result of the applicable calculation below on line K:

If the co-op paid 12% HST, multiply the HST paid by 5/12.

If the co-op paid 13% HST, multiply the HST paid by 5/13.

If the co-op paid 15% HST after June 30, 2010, multiply the HST paid by 5/15.

\$ \_\_\_\_\_ | \_\_\_\_\_ | **K**

If the co-op paid 14% HST, multiply the HST paid by 6/14.

If the co-op paid 15% HST under an agreement entered into before May 3, 2006, multiply the HST paid by 7/15.

Fair market value of the residential complex or addition (building and land) at the time tax became payable on the purchase or self-supply (do not include the GST/HST payable on the fair market value).

\$ \_\_\_\_\_ | \_\_\_\_\_ | **L**

If the co-op purchased the residential complex, enter the purchase price of the complex (do not include the GST/HST).

\$ \_\_\_\_\_ | \_\_\_\_\_ | **M**

Total floor space of the unit (square metres).

\_\_\_\_\_ m<sup>2</sup> **N**

Total floor space of all residential units in the complex or addition (square metres).

\_\_\_\_\_ m<sup>2</sup> **O**

Unit percentage of floor space (amount from line N divided by the amount from line O and multiplied by 100).

\_\_\_\_\_ % **P**

Unit fair market value (amount from line L multiplied by the percentage from line P).

\$ \_\_\_\_\_ | \_\_\_\_\_ | **Q**

Enter the result of the following calculation:

(line K: \_\_\_\_\_ × 36%) × line P: \_\_\_\_\_ %

\$ \_\_\_\_\_ | \_\_\_\_\_ | **R**

If the co-op paid the GST at 5%, or the HST at 12% or 13%, or if the co-op paid the HST at 15% after June 30, 2010, enter the amount from line R or \$6,300, whichever is less.

\$ \_\_\_\_\_ | \_\_\_\_\_ | **S**

If the co-op paid 6% GST or 14% HST, enter the amount from line R or \$7,560, whichever is less.

If the co-op paid 7% GST or 15% HST before July 1, 2006, enter the amount from line R or \$8,750, whichever is less.

If line Q is \$350,000 or less, enter the amount from line S or if line Q is more than \$350,000 enter the result of the following calculation:

$$\frac{(\$450,000 - \text{line Q})}{\$100,000} \times \text{line S} \quad \text{If negative, enter "0."}$$

\$ \_\_\_\_\_ | \_\_\_\_\_ | **T**

Complete lines U to W only if the purchaser of the share of the capital stock can claim the GST/HST new housing rebate for the GST or the federal part of the HST. If not, enter "0" on line W on page 4.

Total amount of the sale price for the share of the capital stock.

\$ \_\_\_\_\_ | \_\_\_\_\_ | **U**

Enter the result of the following calculation on line V (up to the maximum that applies to you):

Amount from line U: \$ \_\_\_\_\_ × \_\_\_\_\_ % REBATE RATE

\$ \_\_\_\_\_ | \_\_\_\_\_ | **V**

**REBATE RATE**

To find out the rebate rate and the maximum rebate amount that apply to you, see Guide RC4231.

If your rebate rate is 1.71%, indicate which situation (A, B or C), as described in the guide, applied to you: \_\_\_\_\_ (only one situation can apply).

**Section C – Rebate calculation for Type 8 – Unit in a co-op (continued)**

Complete the applicable calculation based on the rebate rate you used to complete line V.

Complete line W as follows if the rebate rate that applied for completing line V was **1.71%** and situation A applied to you.

- If line U is \$367,500 or less, enter the amount from line V.
- If line U is more than \$367,500, enter the result of the following calculation:

$$\frac{(\$472,500 - \text{line U})}{\$105,000} \times \text{line V} \quad \text{If negative, enter "0."}$$

Complete line W as follows if the rebate rate that applied for completing line V was **1.61%**.

- If line U is \$392,000 or less, enter the amount from line V.
- If line U is more than \$392,000, enter the result of the following calculation:

$$\frac{(\$504,000 - \text{line U})}{\$112,000} \times \text{line V} \quad \text{If negative, enter "0."}$$

Complete line W as follows if the rebate rate that applied for completing line V was **1.60%**, or **1.71%** and situation B applied to you.

- If line U is \$395,500 or less, enter the amount from line V.
- If line U is more than \$395,500, enter the result of the following calculation:

$$\frac{(\$508,500 - \text{line U})}{\$113,000} \times \text{line V} \quad \text{If negative, enter "0."}$$

\$    **W**

Complete line W as follows if the rebate rate that applied for completing line V was **1.57%**, or **1.71%** and situation C applied to you.

- If line U is \$402,500 or less, enter the amount from line V.
- If line U is more than \$402,500, enter the result of the following calculation:

$$\frac{(\$517,500 - \text{line U})}{\$115,000} \times \text{line V} \quad \text{If negative, enter "0."}$$

Complete line W as follows if the rebate rate that applied for completing line V was **2.04%**.

- If line U is \$371,000 or less, enter the amount from line V.
- If line U is more than \$371,000, enter the result of the following calculation:

$$\frac{(\$477,000 - \text{line U})}{\$106,000} \times \text{line V} \quad \text{If negative, enter "0."}$$

Complete line W as follows if the rebate rate that applied for completing line V was **2.34%**.

- If line U is \$374,500 or less, enter the amount from line V.
- If line U is more than \$374,500, enter the result of the following calculation:

$$\frac{(\$481,500 - \text{line U})}{\$107,000} \times \text{line V} \quad \text{If negative, enter "0."}$$

**GST/HST new residential rental property rebate** (line T minus line W).

\$    **X**

**Provincial new residential rental property rebate amount** (if you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the result on line Y).

See Form RC7524-ON, *Ontario Rebate Schedule*, or Form RC7524-BC, *British Columbia Rebate Schedule*.

\$    **Y**

**Total rebate amount** (including any provincial rebate) (line X plus line Y).

\$    **Z**