

FIRST-TIME HOMEBUYERS' TAX CREDIT

What is the First-Time Homebuyers' Tax Credit?

The First-Time Homebuyers' Tax Credit provides a provincial non-refundable income tax credit to eligible first-time homebuyers.

When is this initiative effective?

Eligible homebuyers acquiring* qualified homes after December 31, 2011 will be able to claim the personal income tax credit.

How much is the tax credit worth?

This income tax measure provides a provincial non-refundable income tax credit of \$1,100 to eligible taxpayers, determined by applying a provincial tax credit rate of 11 per cent to the first \$10,000 of an eligible home purchase. A similar federal non-refundable income tax credit of \$750, determined by applying the federal tax credit rate of 15 per cent to the first \$5,000 of an eligible home purchase, is also available.

Who is an eligible first-time homebuyer?

Eligibility rules mirror those of the existing federal tax credit. Under the federal rules, an eligible individual acquiring the home (and, if applicable, the spouse or common law partner jointly purchasing the home) must not have previously owned another home during the calendar year in which the home was purchased or in any of the previous four years. The individual and/or spouse/common law partner must occupy the home within one year of purchase.

What is a qualifying home?

By following the federal rules, a qualifying home will be either a new or existing home located in Saskatchewan that is eligible for the federal Home Buyers' Plan where home purchasers are permitted to withdraw funds from their RRSPs to finance the home purchase. Qualifying homes include single-family houses, semi-detached houses, townhouses, mobile homes, condominium units and apartments in multi-unit houses or apartment buildings.

Are there special rules for people with disabilities?

Yes. Saskatchewan matches the federal rules for extending tax credit eligibility to the acquisition of homes that are more accessible or functional for people with disabilities.

When will I receive my tax credit?

For homes acquired during the 2012 calendar year for example, the tax credit is claimed on the 2012 Saskatchewan income tax return, which is filed in the spring of 2013.

What if I don't pay income tax – will I still receive a benefit?

No. The non-refundable nature of the tax credit means that you must be subject to Saskatchewan income tax to benefit from the tax credit. However, the tax credit can be shared with a spouse or common law partner, if applicable.

Who do I contact for more information as it applies to my income tax?

The Saskatchewan personal income tax system is administered on the Province's behalf by the Canada Revenue Agency in conjunction with the administration of the federal income tax system. Provincial personal income tax forms are produced and distributed by the Agency.

For further information about Saskatchewan personal income tax, please contact:
[Canada Revenue Agency](#) or by phone 1-800-959-8281

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- * The federal rules consider a home to be acquired on the date of title transfer at the land registration office. Because it is possible that this date sometimes differs from the closing date of the sales contract, we are using the later of the closing date and the title transfer date, in order to ensure that no eligible purchaser is excluded.