



Canada Revenue
Agency

Agence du revenu
du Canada

Canada Revenue Agency General Income Tax and Benefit Guide

2011

Line 369 – Home buyers' amount

You can claim an amount of \$5,000 for the purchase of a qualifying home made in 2011, if both of the following apply:

- You or your spouse or common-law partner acquired a qualifying home.
- You did not live in another home owned by you or your spouse or common-law partner in the year of acquisition or in any of the four preceding years (first-time home buyer).

Note

You do not have to be a first-time home buyer if you are eligible for the disability amount or if you acquired the home for the benefit of a related person who is eligible for the disability amount. However, the purchase must be made to allow the person eligible for the disability amount to live in a home that is more accessible or better suited to the needs of that person. For the purposes of the home buyers' amount, a person with a disability is an individual who is eligible to claim a disability amount for the year in which the home is acquired, or would be eligible to claim a disability amount, if we do not take into account that costs for attendant care or care in a nursing home were claimed as medical expenses on lines 330 or 331.

A **qualifying home** must be registered in your and/or your spouse's or common-law partner's name in accordance with the applicable land registration system, and must be located in Canada. It includes existing homes and homes under construction. The following are considered qualifying homes:

- single-family houses;
- semi-detached houses;
- townhouses;
- mobile homes;
- condominium units; and
- apartments in duplexes, triplexes, fourplexes, or apartment buildings.

Note

A share in a co-operative housing corporation that entitles you to own and gives you an equity interest in a housing unit located in Canada also qualifies. However, a share that only gives you the right to tenancy in the housing unit does not qualify.

You must intend to occupy the home or you must intend that the related person with a disability occupy the home as a principal place of residence **no later than** one year after it is acquired.

The claim can be split between you and your spouse or common-law partner, but the combined total cannot exceed \$5,000.

When more than one individual is entitled to the amount (for example, when two people jointly buy a home), the total of all amounts claimed cannot exceed \$5,000.

Supporting documents – If you are filing electronically, or filing a **paper return**, do not send any documents. Keep all your documents in case we ask to see them at a later date.

Line 313 – Adoption expenses

You can claim an amount for eligible adoption expenses related to the adoption of a child who is under 18 years of age. The **maximum claim** for each child is \$11,128.

Two adoptive parents can split the amount as long as the total combined claim for eligible expenses for each child is not more than the amount before the split.

Parents can claim these incurred expenses in the tax year including the end of the adoption period in respect of the child. The adoption period:

- begins at the earlier of the time the eligible child's adoption file is opened with a provincial or territorial ministry responsible for adoption (or with an adoption agency licensed by a provincial or territorial government) **and** the time, if any, an application related to the adoption is made to a Canadian court; and
- ends at the later of the time an adoption order is issued by, or recognized by, a government in Canada in respect of that child **and** the time the child first begins to reside permanently with you.

Eligible adoption expenses

Eligible adoption expenses you can claim are:

- fees paid to an adoption agency licensed by a provincial or territorial government (an "adoption agency");
- court costs and legal and administrative expenses related to an adoption order in respect of the child;
- reasonable and necessary travel and living expenses of the child and the adoptive parents;
- document translation fees;
- mandatory fees paid to a foreign institution;
- mandatory expenses paid in respect of the immigration of that child; and
- any other reasonable expenses related to the adoption required by a provincial or territorial government or an adoption agency.

Reimbursement of an eligible expense – You must reduce your eligible expenses by any reimbursements or other forms of assistance you received.

Supporting documents – If you are filing electronically, or filing a **paper return**, do not send any documents. Keep all your documents in case we ask to see them at a later date.

Line 314 – Pension income amount

You may be able to claim up to \$2,000 if you reported eligible pension, superannuation, or annuity payments on lines 115, 116, and/or 129 of your return.

Report your pension or annuity income on the applicable line. To calculate your claim, complete the chart for line 314 on the federal worksheet in the forms book.

1. What is the home buyers' tax credit (HBTC)? For 2009 and subsequent years, the HBTC is a new non-refundable tax credit, based on an amount of \$5,000, for certain home buyers that acquire a qualifying home after January 27, 2009 (i.e., generally means that the closing is after this date).

2. How is the new HBTC calculated? The HBTC is calculated by multiplying the lowest personal income tax rate for the year (15% in 2009) by \$5,000. For 2009, the credit will be \$750.

3. Am I eligible for the HBTC? You will qualify for the HBTC if:

- you or your spouse or common-law partner acquired a qualifying home; and
- you did not live in another home owned by you or your spouse or common-law partner in the year of acquisition or in any of the four preceding years.

If you are a person with a disability or are buying a house for a related person with a disability, you do not have to be a first-time home buyer. However, the home must be acquired to enable the person with the disability to live in a more accessible dwelling or in an environment better suited to the personal needs and care of that person.

4. What is a qualifying home? A qualifying home is a housing unit located in Canada acquired after January 27, 2009. This includes existing homes and those being constructed. Single-family homes, semi-detached homes, townhouses, mobile homes, condominium units, and apartments in duplexes, triplexes, fourplexes, or apartment buildings all qualify. A share in a co-operative housing corporation that entitles you to possess, and gives you an equity interest in, a housing unit located in Canada also qualifies. However, a share that only provides you with a right to tenancy in the housing unit does not qualify.

Also, you must intend to occupy the home or you must intend that the related person with a disability occupy the home as a principal place of residence **no later than** one year after it is acquired.

5. Who is considered a person with a disability for purposes of the HBTC? For the purposes of the HBTC, a person with a disability is an individual who is eligible to claim a disability amount for the year in which the home is acquired, or would be eligible to claim a disability amount, if we ignore that costs for attendant care or care in a nursing home were claimed for the [Medical Expense Tax Credit](#).

6. If I buy a house, can my spouse or common-law partner claim the HBTC? Either one of you can claim the credit or you can share the credit. However, the total of your combined claims cannot exceed \$750.

7. My friend and I intend to jointly purchase a home, and we both meet the conditions for the HBTC. Can we both claim the credit? Either one of you can claim the credit or you can share the credit. However, the total of your combined claims cannot exceed \$750.

8. Do I have to register the acquisition of the home under the applicable land registration system? Yes. Your interest in the home must be registered in accordance with the land registration system applicable to where it is located.

9. How will I claim the HBTC? Beginning with the 2009 personal income tax return, line 369 is incorporated into the Schedule 1, *Federal Tax* to allow you to claim the credit in the year in which you acquired the qualifying home.

10. Do I have to submit any supporting documents with my income tax return? No. However, you must ensure that this information is available, should it be requested by the Canada Revenue Agency (CRA).

11. Is the HBTC connected to the existing Home Buyers' Plan? No. Although some of the eligibility conditions for the HBTC and the Home Buyers' Plan are similar, the two are not connected. Your eligibility for the HBTC will not change whether or not you also participate in the [Home Buyers' Plan](#).

12. Where can I get more information about the new HBTC? The CRA encourages taxpayers to check its [Web site](#) often—all new forms, policies, and guidelines are posted there as soon as they become available.

13. In which taxation year can I claim the HBTC? You can claim the HBTC in the taxation year in which the qualifying home is acquired.

14. If I purchase a condominium as my qualifying home in which occupancy takes place in one taxation year but the legal transfer of ownership only takes place in the subsequent taxation year, in which taxation year can I claim the HBTC? You can claim the HBTC in the subsequent year in which your interest in the condominium (or a right in Quebec) will be registered in accordance with the land registration system or other similar system applicable where it is located.

Source: Canada Revenue Agency www.cra-arc.gc.ca/gncy/bdgt/2009/fqhbtc-eng.html