

# Ministry of Finance

## Tax Information Sheet



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Information Sheet 2007-01

[www.fin.gov.bc.ca/rev.htm](http://www.fin.gov.bc.ca/rev.htm)

## Home Owner Grant

### Low-Income Grant Supplement Program

*Home Owner Grant Act*

#### What is the Low-Income Grant Supplement

The low-income grant supplement is a grant provided to eligible low-income individuals with homes assessed above \$1,285,000 (for the 2012 tax year). To apply for the low-income grant, you need to complete an *Application for Home Owner Grant Low-Income Supplement* form ([FIN 65](#)) and submit it to the Home Owner Grant Administration, Ministry of Finance. If you qualify, you will receive a cheque for the Low-Income Grant Supplement up to a maximum of \$845. If your property is in the northern and rural area, as defined in the *Home Owner Grant Act*, you will receive a maximum up to \$1,045.

#### Who Qualifies for the Low-Income Grant Supplement

Eligible low-income seniors, certain veterans, or certain home owners or occupants with disabilities (or with a spouse or relative with a disability residing with them) who would otherwise qualify for the additional home owner grant except that your home is assessed above \$1,285,000 (for the 2012 tax year).

You need to meet the following qualifications to be eligible:

- the home is your principal residence,
- you have a low income (please see the section below, What is Low-Income),
- you are:
  - 65 or older, or the spouse or relative of the deceased owner or occupant (which includes an eligible occupant of an eligible apartment, housing unit, land cooperative or multi-dwelling leased parcel) who would have been 65 or older during the calendar year,
  - a veteran, or a veteran's spouse or widow/widower receiving an allowance under the *War Veterans Allowance Act* (Canada) or the *Civilian War-Related Benefits Act*, or

- a person with disabilities or with a spouse or relative with disabilities that resides with the owner and meets the qualifying criteria set out in the *Home Owner Grant Act* (please see the section below, Who Qualifies as a Person with Disabilities),
- you are the registered owner or eligible occupant of the home on which the supplement is being claimed, or you are the spouse or child, grandchild, father, mother, brother or sister of a deceased owner or occupant who passed away in the current year and you occupied the home with the owner at the time of the owner or occupant's death,
- the deceased owner or occupant would have qualified for the grant at the time of death, and
- you are a Canadian citizen or permanent resident and ordinarily reside in British Columbia.

**Please note:** If you are a low-income veteran under the age of 65 and not otherwise eligible for the low-income grant supplement, please see [Information Sheet 2012-01, Home Owner Grant Veterans Supplement](#) as you may qualify for the veterans supplement.

### **What is Low-Income**

Low-income means you have an adjusted net income, of \$32,000 (for 2012 tax year) or less in the preceding year. For the 2012 property tax year, use income information from your 2011 income tax return.

Your adjusted net income includes your net income, plus the net income of your shared-income partner if married or living in a marriage-like relationship, less specified deductions for dependent children, age and/or disability. To determine your adjusted net income, please see the Calculate Deductions Section on the application form.

### **What is a Shared-Income Partner**

A shared-income partner is the person you are married to, or living together with, in a marriage-like relationship (including same-gender relationships) for at least two years before the date of your application, and whom is your spouse at some time during the relevant tax year. This does not include spouses who are separated and living apart and who have a written agreement or court order recognizing the separation.

If your current spouse was not your spouse during the relevant tax year, his or her income is not included in your adjusted net income calculation.

## What is a Dependent Child

A dependent child is an individual who, during the tax year for which you are applying,

- is 19 years old or younger,
- lives with you or your shared-income partner (or both of you) for at least 50% of the time, and
- relies on you or your shared-income partner (or both of you) for the necessities of life for at least 50% of the time.

**Please note:** 50% of the time includes the time up to the date you make the application.

## Who Qualifies as a Person with Disabilities

You may qualify as a person with a disability if you receive disability assistance, hardship assistance or a supplement under the *Employment and Assistance for Persons with Disabilities Act*. You must provide the required *Consent for Release of Information* form (FIN 81) completed and signed by both you and your Ministry of Social Development representative. Only a registered owner or eligible occupant (which includes an eligible occupant of an eligible apartment, housing unit, land cooperative or multi-dwelling leased parcel) may qualify under this category.

You may also qualify as a person with a disability if you do not receive disability assistance under the *Employment and Assistance for Persons with Disabilities Act*, **or** you are the spouse or relative of a person with disabilities and the disabled person resides with you. If this situation applies to you, you must submit a *Form B - Certificate of Physician and Property Owner* (FIN 74) completed and signed by both you and your physician. Attach the form to your application the first year that you are claiming the low-income grant supplement. This medical form must indicate that:

- you are permanently disabled and there is no remedial therapy available that would significantly reduce the disability and the disability requires extensive physical assistance in the form of physical care in the home, costing more than \$150 per month,
- structural modifications costing more than \$2,000 have been made to your home in order to manage daily functioning by the person with a disability,
- you purchased your home with structural modifications completed by a previous owner, where the modifications meet the disability needs of the person with a disability and have a value exceeding \$2,000, or
- you made changes to the design specifications of your newly constructed principal residence that meet the disability needs of the person with a disability, and the value of the changes to the structural features of the home exceed \$2,000.

## What Qualifies as a Disability Deduction

Claim a disability deduction on Line 9 of the application form for each person for whom you or your spouse claimed the disability tax credit on line 316 in Schedule 1 of your federal income tax return.

## The Amount of the Low-Income Grant Supplement

For the 2012 tax year, if your adjusted net income does not exceed \$30,000, you will receive up to the maximum supplement amount. If your adjusted net income exceeds \$30,000 but does not exceed \$32,000, you will receive up to half of the maximum supplement amount.

**Please note:** The low-income grant supplement is not in addition to the home owner grant. If you are eligible for a partial home owner grant, you must apply in the usual manner through your municipality or the Surveyor of Taxes office (for rural properties), and you must apply separately for the partial low-income grant supplement.

## How to Apply

You need to complete an *Application for Home Owner Grant Low-Income Supplement* form ([FIN 65](#)). Please be sure to sign and date the application and, if applicable, have your shared-income partner sign and date the form.

You need to include with your application for both you and your shared-income partner, if applicable, the following documentation:

- a copy of your *Certificate of Title* document if you are a new owner and your name is not appearing on the property tax notice,
- a copy of your 2011 Notice(s) of Assessment/Reassessment or income tax returns if you have not yet received your notice(s) from Canada Revenue Agency,
- schedules from your income tax return(s) if you are claiming deductions for any family member and/or disability, and
- a copy of your 2012 property tax notice (not your BC Assessment notice).

If you or your shared-income partner is a person with disabilities, you need to include a completed *Form B - Certificate of Physician and Property Owner* ([FIN 74](#)) with your application.

Mail your application to:

Home Owner Grant Administration  
PO Box 9991 Stn Prov Govt  
Victoria BC V8W 9R7

You can also deliver your application to the nearest [Service BC Centre](#) and request that it be forwarded to Home Owner Grant Administration.

## **Property Tax Deferment Program**

If you are deferring your taxes under the Property Tax Deferment Program, you may also apply for the low-income grant supplement.

## **Deadline for Submitting Your Application**

Your 2012 low-income grant supplement application and supporting documentation must be received by the Home Owner Grant Administration or by a [Service BC Centre](#) by **December 31, 2012**.

You may also apply for a low-income grant supplement for the previous year. You do not need to provide a written reason why you are applying retroactively for a low-income grant supplement. For the 2011 tax year, homes assessed above \$1,150,000 were eligible and the low-income amounts were \$28,000 or less for the maximum supplement and between \$28,000 and \$30,000 for a partial supplement.

**Please note:** You should not anticipate receiving your grant before your property taxes are due. **To avoid penalties, you must pay your property taxes in full by the due date unless you are deferring taxes under the Property Tax Deferment Program.**

## **Further Information**

If you have any questions, please call us at 250 356-8904 in Victoria, or toll-free from anywhere in British Columbia at 1 888 355-2700, or e-mail your questions to [hogadmin@gov.bc.ca](mailto:hogadmin@gov.bc.ca)

You can also find information on our website at [www.sbr.gov.bc.ca/individuals/Property\\_Taxes/Home\\_Owner\\_Grant/hog.htm](http://www.sbr.gov.bc.ca/individuals/Property_Taxes/Home_Owner_Grant/hog.htm)

The information in this information sheet is for your convenience and guidance and is not a replacement for the legislation. The *Home Owner Grant Act* and Regulations are on our website at [www.sbr.gov.bc.ca/individuals/Property\\_Taxes/Home\\_Owner\\_Grant/legislation.htm](http://www.sbr.gov.bc.ca/individuals/Property_Taxes/Home_Owner_Grant/legislation.htm)