DREAM HOUSE REAL ESTATE
THE REAL ESTATE BROKERAGE
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2026 – 2027 EDITION
Ontario · New Homes · Pre-Construction

A DREAM HOUSE GUIDE FOR HOME BUYERS & INVESTORS

THE REBATE BLUEPRINT

How Ontario's new-home HST rebates really work — who qualifies, how much, when the money arrives, and how to read what the builder is telling you.

13%	$130K	Mar 31
HST built into every new-home price	Maximum relief for homes you live in	2027 — the signing window closes

01 · START HERE

THE TAX HIDING INSIDE THE PRICE

Every newly built home in Ontario carries 13% Harmonized Sales Tax (HST). It is usually folded into the sticker price, so most buyers never see it — and never ask how much of it they can get back.

ANATOMY OF A $1,000,000 NEW HOME



Federal portion (GST) · 5%
Covered by the Ontario New Home Affordability Payment — or, for first-time buyers, the federal FTHB rebate.

Provincial portion · 8%
Covered by the Ontario Enhanced New Housing Rebate.

BEFORE APRIL 2026

~~$24,000~~

The most a typical buyer could recover. Above $450K, the federal share faded to zero.

→

THE 2026–27 WINDOW

$130,000

Up to the full 13% back on a home you live in, priced up to $1.5M — **first-time buyer or not.**

HOW TO USE THIS BLUEPRINT

1. Follow the **Rebate Tree** on the next page to find your path.
2. Read your branch — **Living In** (p.4–5) or **Investing** (p.6).
3. Decode the builder's paperwork (p.7) and lock in the dates (p.8).
4. Run your numbers with our calculators and search projects (p.9).

WHAT $130,000 OF RELIEF CAN DO

MORTGAGE CALCULATOR →

≈ $720
less to pay every month on a smaller mortgage*

≈ $86K
less interest over a 25-year amortization*

1 size up
stretch the budget toward the home that fits your family

*Illustrative: $130,000 less borrowed at 4.5% fixed, 25-year amortization, monthly payments. Your rate and terms will differ.

02 · FIND YOUR PATH

THE REBATE TREE

Three questions decide almost everything. Start at the top, follow the orange line, and land on the branch that describes your purchase.

Resale home

Resale homes are generally HST-exempt — there is no HST to pay, so no rebate applies. Your savings live in land transfer tax instead.

NO

Q1 Are you buying a **brand-new** (or substantially renovated) home **from a builder** in Ontario?

YES

Legacy rules apply

Repeat buyers: Ontario rebate up to $24,000. First-time buyers: federal + Ontario FTHB rebates can still reach $130,000 (agreements to end-2030).

NO

Q2 Is your Agreement of Purchase & Sale signed between **Apr 1, 2026** and **Mar 31, 2027**?

YES — YOU'RE IN THE WINDOW

Q3 Who will **live in** the home once it's built?

PATH A · LIVING IN

YOU OR A RELATIVE

Primary residence — first home, move-up or downsizing

PRICE UP TO $1.5M

Up to $130,000

Full 13% back up to $1M; flat $130K from $1M–$1.5M

$1.5M – $1.85M

Tapering

Relief steps down as the price rises

PATH B · INVESTING

TENANTS

Long-term rental — leased for at least one year

WHAT INVESTORS GET

8% back · up to $80K

The 5% federal share is not covered. Paid after closing; build must finish before 2030.

Above $1.85M, live-in buyers fall back to the legacy Ontario rebate of up to $24,000. Path A → p.4 · Path B → p.6

TWO LAYERS. ONE HOME. UP TO $130K.

If the home will be your primary residence — or that of a relative — the 2026–27 program refunds both parts of the HST. It no longer matters whether this is your first home or your fifth.

8%

LAYER 1 · PROVINCIAL PORTION

ONTARIO ENHANCED NEW HOUSING REBATE

Up to **$80,000**. Assessed by the Canada Revenue Agency. Usually assigned to the builder and credited to you on closing day.

+

5%

LAYER 2 · FEDERAL PORTION

ONTARIO NEW HOME AFFORDABILITY PAYMENT

Up to **$50,000**. Paid by the Province of Ontario after CRA confirms your rebate — payments expected to begin in early 2027.

= UP TO $130,000

on a home priced up to $1.5M

YOU QUALIFY WHEN ALL OF THESE ARE TRUE

- You buy a new or substantially renovated home **directly from a builder** (house, townhouse, semi or condo unit).
- The agreement is signed **Apr 1, 2026 – Mar 31, 2027**.
- Construction starts by **Dec 31, 2028** and is substantially complete by **Dec 31, 2031**.
- It will be **your primary residence** or that of a qualifying relation.
- The price is **under $1,850,000** (full relief up to $1.5M).

FIRST-TIME BUYER? SAME RESULT, ONE EXTRA STEP

First-time buyers claim the **federal First-Time Home Buyers' GST rebate first**; the Ontario payment then tops up anything left on the 5%. The total is the same — the paperwork order is different.

WHY IT MATTERS AFTER MARCH 2027

When the window closes, first-time buyers keep separate federal and Ontario rebates (agreements to end-2030). **Move-up buyers and downsizers fall back to ~$24,000** — this window is theirs to use.

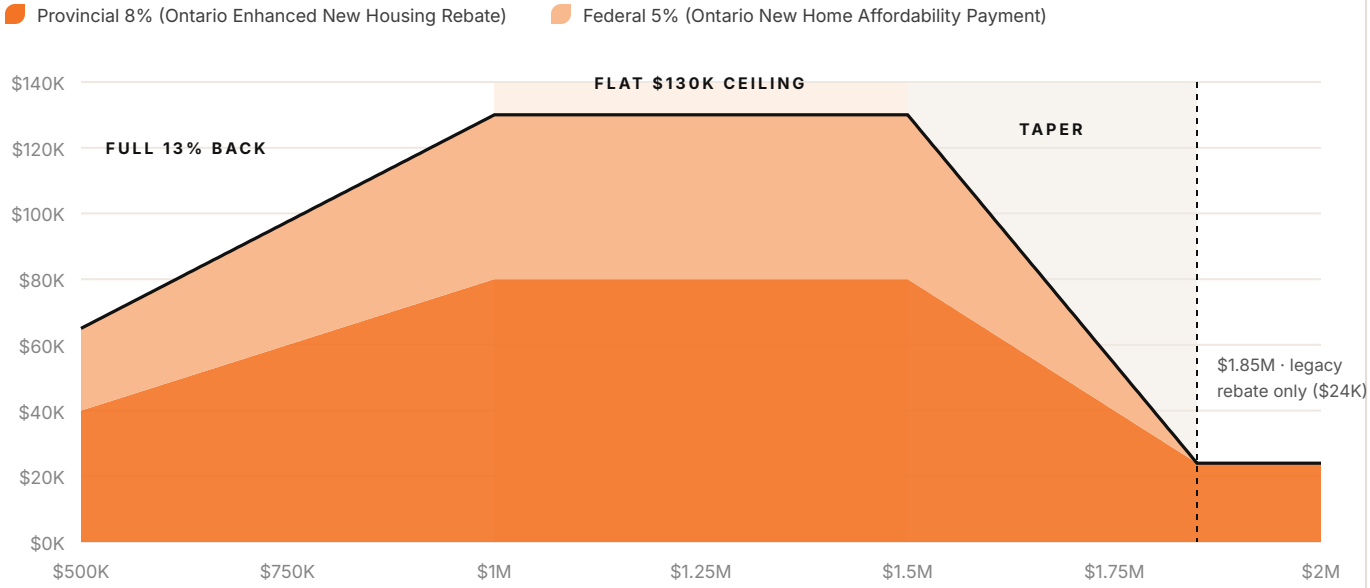
WORKED EXAMPLE · $950,000 NEW TOWNHOME, BUYERS WILL LIVE IN IT

HST ON THE PRICE		8% LAYER BACK		5% LAYER BACK		HST LEFT TO PAY
$123,500	−	$76,000	−	$47,500	=	$0

Repayment risk: if the builder credits a rebate and you later don't qualify (for example, you never move in), CRA can recover it — and you and the builder can both be held liable. Be honest about how you'll use the home.

YOUR REBATE, BY PRICE

Relief is fullest in the range most GTA families shop in, holds at $130,000 to $1.5M, then steps down. Prices below are before HST.



HOME PRICE	HST (13%)	8% LAYER BACK	5% LAYER BACK	TOTAL RELIEF
$700,000	$91,000	$56,000	$35,000	**$91,000**
$950,000	$123,500	$76,000	$47,500	**$123,500**
$1,200,000	$156,000	$80,000	$50,000	**$130,000**
$1,600,000	$208,000	$64,000	Partial*	**$64,000 + partial***

*Between $1.5M and $1.85M the provincial layer follows the regulated formula $24,000 + $56,000 × ($1.85M − price) ÷ $350,000. Ontario sets the reduction for the 5% payment in that band — the 5% taper on the chart is illustrative. Always confirm your figures with your lawyer.

TRY IT WITH YOUR NUMBERS

Enter any purchase price and see the estimated HST, rebate and net price in seconds.

OPEN THE REBATE CALCULATOR →

05 · PATH B — INVESTING

WHERE INVESTORS REALLY STAND

Buying to rent? The 2026–27 enhancement helps you too — but with a different rebate, a smaller ceiling and a very different cash-flow. Know these five facts before you sign.

YOU GET

8% back · up to $80K

The provincial portion, through the enhanced New Residential Rental Property Rebate.

YOU DON'T GET

The 5% federal share

The Ontario affordability payment is only for homes you or a relative live in.

CASH AT CLOSING

Pay full HST first

The builder can't credit it. You pay, then apply to CRA after the first lease.

THE TENANCY

One-year lease minimum

Long-term residential rental. Short-term rentals don't qualify.

THE DEADLINE

Built before Jan 1, 2030

Two years earlier than live-in buyers — many new launches won't make it.

THE INVESTOR'S CASH JOURNEY · $900,000 CONDO EXAMPLE

01 — SIGN

Price "HST included"

Assumes rebates are assigned to the builder.

02 — CLOSE

Pay back the rebate

Because you can't assign it, the rebate credit in the price is added back on your closing statement.

03 — LEASE

Rent for ≥ 1 year

Sign a qualifying lease, then file with CRA (form GST524).

04 — RECOVER

≈ $72,000 back

8% of $900K. Typical CRA processing: ~120 days, longer if reviewed.

HST ON $900K		8% REBATE RECOVERED		TAX THAT STAYS A COST
$117,000	−	$72,000	=	$45,000

ASK BEFORE YOU INVEST

- Is the builder's completion date comfortably before **Dec 31, 2029**?
- How will I fund the **full HST at closing** until CRA pays?
- Will my lease meet the **one-year, long-term** residential test?

MODEL THE CARRYING COST

Rent, mortgage, condo fees and the months your rebate is outstanding — run the numbers before you commit.

MORTGAGE CALCULATOR →

Status, October 2026: the enhanced rental rebate is law, but CRA's detailed rental guidance is still pending. Treat investor figures as provisional and plan your closing cash on the conservative side.

06 · DECODE THE OFFER

WHAT THE BUILDER SAYS — AND WHAT IT MEANS

The rebate is decided as much by the agreement's wording as by the law. These six phrases appear in almost every GTA pre-construction offer.

THE BUILDER SAYS	WHAT IT MEANS	ASK THIS
"The price includes HST."	The sticker already assumes **you will assign your rebate(s) to the builder**. Your net price depends on qualifying.	Which rebates does the price assume — the legacy $24K, or the full 2026–27 relief?
"Net of HST rebate."	Same idea: the rebate has been **deducted in advance**. If you don't qualify, the difference comes back to you at closing.	What exact amount is added back if I can't assign the rebate?
"Purchaser assigns the rebate to the Vendor."	You sign forms GST190 and RC7190-ON so the builder can claim the 8% layer and credit it to you on closing day.	Will the 5% Ontario payment also be credited at closing, or paid to me later?
"Purchaser shall indemnify the Vendor…"	If CRA denies the rebate, **you repay the builder**, often with interest. This is standard — and why eligibility matters.	Under what circumstances has this clause been triggered for your buyers?
"Development charges capped at $X."	A **builder incentive, not a government rebate**. Valuable — but separate from HST relief. Both can stack.	Is this cap in the agreement itself, or only in the marketing?
"Assignment permitted for a fee."	For the 2026–27 rebate, **both** the original and the assignment agreement must fall inside the window.	Will an assignment affect the HST-included pricing?

Review before the cooling-off period ends. New-construction condo buyers in Ontario have 10 days to rescind. Have a real estate lawyer review the HST and rebate schedules before it ends — we can recommend lawyers who specialise in pre-construction.

07 · DATES & DOLLARS

LOCK IN THE DATES. FOLLOW THE MONEY.

Every pre-construction purchase is a multi-year journey. Miss one of these dates and the purchase generally falls back to the far smaller legacy rebate.

APR 1, 2026

WINDOW OPENS

Agreements signed from today qualify.

MAR 31, 2027

WINDOW CLOSES

Last day to sign — for buyers and investors.

DEC 31, 2028

SHOVELS IN

Construction must have started.

DEC 31, 2029

INVESTOR FINISH LINE

Rental homes substantially complete.

DEC 31, 2031

LIVE-IN FINISH LINE

Homes substantially complete.

DEC 31, 2032

FINAL DATE

HST must be payable on the sale.

HOW THE MONEY REACHES YOU · LIVING-IN PATH

YOU
Sign rebate forms GST190 + RC7190-ON and consent to share details with Ontario.

→

BUILDER
Credits the 8% layer on your statement of adjustments at closing.

→

CRA
Verifies eligibility and reimburses the builder for the 8%.

→

ONTARIO
Pays the 5% affordability payment once CRA confirms (from early 2027).

IF YOUR BUILDER WON'T CREDIT IT

Some builders may hesitate while the program beds in. You then pay the full HST at closing and apply to CRA yourself afterwards — so budget the cash. Ask early, and get the answer in writing.

WHAT TO KEEP — FOR SIX YEARS

Your agreement and amendments, rebate forms, statement of adjustments, and proof you moved in (licence, utility bills). CRA can ask for them.

WHAT'S LAW, WHAT'S PENDING · STATUS AS OF OCTOBER 2026

MEASURE	WHERE IT STANDS	STATUS
Ontario 8% enhanced rebate — live-in	Bill 114 Royal Assent May 12, 2026 · CRA Notice 346 (Aug. 2026)	IN FORCE
Ontario 5% affordability payment	In force · Ontario expects payments to begin early 2027	PAYMENTS PENDING
Investor 8% rental rebate	Enacted · CRA's detailed rental guidance not yet published	PROVISIONAL
Federal + Ontario first-time buyer rebates	In force · agreements signed through end-2030	IN FORCE
Legacy $24K rebate after March 2027	Government has signalled it may be reduced or ended	ANNOUNCED ONLY

REBATE-READY CHECKLIST

Tick these off before you sign, and the rebate stops being a hope and becomes part of the plan.

- ☐ Confirm the home is new and bought **directly from a builder**.
- ☐ Sign **on or before March 31, 2027** — and keep every amendment inside the window.
- ☐ Decide the use: **live in** (Path A) or **rent** (Path B) — and plan around it.
- ☐ Check the builder's timeline against the **2028 start / 2029 or 2031 completion** dates.
- ☐ Ask which rebates the **"HST included" price** already assumes.
- ☐ Get the builder's answer on crediting both layers **in writing**.
- ☐ Have a pre-construction **lawyer review the APS** before the cooling-off period ends.
- ☐ Budget closing cash for the **worst case** — paying HST first and claiming later.

RUN YOUR NUMBERS ON DREAMHOUSEREALESTATE.CA

01
REBATE CALCULATOR
Estimate HST, your new-housing rebate and the net price.
Open →

02
MORTGAGE CALCULATOR
See how every rebate dollar shrinks the loan and the monthly payment.
Open →

03
LAND TRANSFER TAX CALCULATOR
The other big closing cost — first-time buyers may qualify for refunds.
Open →

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SEARCH EVERY PROJECT. CHOOSE WITH CERTAINTY.

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900+
PRE-CONSTRUCTION PROJECTS

8,500+
MODELS TO CHOOSE FROM



LET'S TALK · NO PRESSURE, NO OBLIGATION

EVERY DREAM HAS A BLUEPRINT.

Let's draw yours.

Pull up a chair with our team. Bring your questions, your wish list and your "what ifs" — we'll bring the numbers, the projects and the honest answers. You'll leave knowing every choice in front of you, and every opportunity worth taking.

CALL OR TEXT
416.297.9595

BOOK YOUR DREAM HOUSE STRATEGY SESSION →

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