First Time Home Buyer Program Checklist

Federal Programs

First Home Savings Account (FHSA)

- A tax-free savings account designed specifically for first-time home buyers.
- Contributions are tax-deductible, reducing your taxable income.
- Investment growth is tax-free.
- Qualifying withdrawals to purchase your first home are also tax-free.
- Combines the tax advantages of both an *RRSP* and a *TFSA*, making it one of the most effective ways to save for a down payment.

Home Buyers' Plan (HBP)

- Allows eligible first-time home buyers to withdraw *up to $60,000* from their *RRSP* to buy or build a qualifying home.
- The withdrawal is tax-free if repaid according to the program rules.
- *Repayment is spread over 15 years*, helping reduce the financial burden after purchasing a home.
- Can be combined with the *FHSA to maximize* your available down payment.

Home Buyers' Amount (First-Time Home Buyers' Tax Credit)

- A non-refundable federal tax credit that helps offset some of the closing costs associated with buying a home.
- Can reduce the amount of federal income tax owed after purchasing your first home.
- Helps cover expenses such as legal fees, inspections, and other purchase-related costs.

BC Programs

First Time Home Buyers' Property Transfer Tax Exemption

- Eligible first-time home buyers may receive a full or partial exemption from paying *Property Transfer Tax (PTT)*.
- A full exemption may be available for qualifying homes within the program's value limits.
- Partial exemptions are available for homes above the full exemption threshold and below the maximum qualifying value.
- To qualify, buyers must generally:
  - Be a Canadian citizen or permanent resident.
  - Have never owned an interest in a principal residence anywhere in the world.
  - Have lived in British Columbia for at least 12 consecutive months immediately before registration (or filed at least two BC income tax returns in the previous six years).
  - Intend to use the property as their principal residence.