

## New Home HST Calculator

Enter current new home price before GST and Property Transfer Tax (PTT) (PST system)	\$740,000	
	<b><i>PST System</i></b>	<b><i>HST System</i></b>
New home price before GST/HST and PTT <sup>1</sup>	\$740,000	\$725,200
<i>Embedded PST included in new home price</i> <sup>2</sup>	\$14,800	\$0
+ GST / federal HST (5%)	\$37,000	\$36,260
+ Provincial HST (7%)	\$0	\$50,764
- Federal new housing rebate	\$0	\$0
- BC new housing rebate	\$0	(\$26,250)
+ Property transfer tax	\$12,800	\$12,504
= Total new home cost including taxes <sup>1</sup>	\$789,800	\$798,478
<b>Difference in total new home cost</b>	<b>1.1%</b>	

<sup>1</sup> Assumes that the pre-tax new home price under the HST decreases by the amount of embedded PST, and that the after-tax new home price increases by the full amount of provincial HST. Market forces will impact the extent to which these occur.

<sup>2</sup> It is estimated that, under the current PST system, the embedded PST in new homes in BC is, on average, equal to about 2% of the price. The amount of PST embedded in a specific new home will vary (i.e. may be more or less than 2%).