



GST/HST Return for Acquisition of Real Property

Protected B
when completed

Part 1 Working copy

Use this return to report and pay the goods and services tax/harmonized sales tax (GST/HST) when you acquire taxable real property (for example, land or a building) by way of sale if you are in either of the following situations:

- You **are registered** for the GST/HST and the use or supply of the real property in your commercial activities will be **50% or less**.
- You **are not registered** for the GST/HST and you acquired the real property from a person who is not resident in Canada, or from a person who is considered to be resident only for activities carried on through the person's permanent establishment in Canada.

Note

For more information on the exceptions and special rules, or to find out which form you should use, see "General information" on page 2 of this form.

Name		Business number (if applicable)		
Address and description of the real property, including the proper name(s) of any building(s) situated on the property				
City		Province or territory		Postal code
Vendor's name				
Vendor's address (Unit N° – Street N°, Street name, PO Box, RR)				
City		Province or territory		Postal code
Acquisition date of the real property (For more information, see page 2.)			Year	Month Day
Due date of this return (For more information, see page 2.)			Year	Month Day

Tax calculation

Enter the total purchase price of the real property on which you are calculating the tax. Do not include the GST/HST.	201	
Enter the total amount of the GST/HST due on the purchase. Do not complete line 205 until you have read "Completing line 205 – Which rate of tax applies?" on page 3.	205	
Enter the amount of the payment you are sending with your return.	215	

(Vous pouvez obtenir ce formulaire en français à arc.gc.ca/formulaires ou en composant le 1-800-959-7775.)

GST60 E (17)

▼ **Detach and return lower part (Part 2)** ▼



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Part 2 Complete this section and the section on page 2.

GST60 E (17)

Business number (if applicable)		20	5
Acquisition date of the real property:		Year Month Day	
Internal use only		Year Month Day	
I certify that the information given on this return is, to the best of my knowledge, true, correct, and complete in every respect, and that I am the person required to file this return, or that I am authorized to sign this return on behalf of that person. It is a serious offence to make a false return.			
Total purchase price		201	
GST/HST due		205	
Payment enclosed		215	

Name (print)	Signature	Year	Month	Day
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Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at cra.gc.ca/gncy/tp/nfsrc/nfsrc-eng.html, Personal Information Bank CRA PPU 241.

General information

Who should complete this return?

Use this return to report and pay the GST/HST if you are in either of the following situations:

- You **are registered** for the GST/HST **and** are required to report and pay GST/HST as the recipient of a taxable supply by way of sale of real property (for example, land or a building) that you acquired for use or supply **50% or less** in your commercial activities.
- You **are not registered** for the GST/HST **and** are required to report and pay GST/HST as the recipient of a taxable supply by way of sale of real property (for example, land or a building) acquired from a person who is not resident in Canada, or from a person who is considered to be resident only for activities carried on through the person's permanent establishment in Canada.

Note

Do not use this return if you are a selected listed financial institution (SLFI) for Quebec sales tax (QST) purposes, or an SLFI for GST/HST purposes that has QST reporting requirements. Instead, use Form RC7260, *GST/HST and QST Return for Acquisition of Real Property/Immovable by a Selected Listed Financial Institution*. For more information, including the definition of an SLFI for GST/HST and/or QST purposes, go to www.cra.gc.ca/slfi.

Exceptions

Do not use this return if you acquired taxable real property **and** you are in any of the following situations:

- You **are registered** for the GST/HST **and** the use or supply of the real property in your commercial activities will be **more than 50%**. Instead, use your regular return, for example Form GST34-2, *Goods and Services Tax/Harmonized Sales Tax Return for Registrants*, to report and pay the GST/HST.
- You are an individual who acquired a residential complex, such as a house, or a cemetery plot or similar site, and the vendor is resident in Canada. You have to pay the GST/HST to the vendor.
- You **are not registered** for the GST/HST and the vendor is resident in Canada. You have to pay the GST/HST to the vendor.

Completing your return

Part 1

Complete all boxes in Part 1 of your return. Part 1 is your working copy. Make sure to keep it and any information you used to prepare your return, in case we ask to see them.

What is the acquisition date of the real property?

You have to enter the acquisition date of the real property on your return. This date will determine the due date for your return and payment. For purposes of your return, the acquisition date of the real property is the **earlier** of:

- the day ownership is transferred to you; and
- the day possession is transferred to you under the purchase and sale agreement.

Exception for certain residential condominium units

If you purchased a residential condominium unit and possession of the unit is transferred to you under the purchase and sale agreement before the condominium complex is registered as a condominium, the acquisition date is the **earlier** of:

- the day ownership is transferred to you; and
- the day that is 60 days after the day the complex is registered as a condominium.

Due date

Your return and payment are due on or before the last day of the month after the calendar month that includes the acquisition date.

For example, if the acquisition date of the real property is June 8, 2014, the due date for your return and payment is July 31, 2014.

Penalty and interest will apply if we do not receive your return and payment by the due date.

Teller's stamp

▼ Detach and return lower part (Part 2) ▼

Page 2

We will charge a fee for any dishonoured payment.

Send this part with your payment to your tax centre (see page 4).

Do **not** staple, paper clip, tape, or fold your voucher, cheque or money order.

Do **not** mail cash.

Identification

Complete this section.

Full legal name		
Trading name (if different from full legal name)		
Mailing address (Unit N° – Street N°, Street name, PO Box, RR)		
City		
Province or territory		Postal code
Contact name	Telephone number	Extension

Teller's stamp

Do not use this area

Completing line 205 – Which rate of tax applies?

If the real property is situated in:

- New Brunswick, Newfoundland and Labrador, or Ontario, tax applies at the HST rate of 13%.
- Nova Scotia, tax applies at the HST rate of 15%.
- Prince Edward Island, tax applies at the HST rate of 14%.
- the rest of Canada, tax applies at the GST rate of 5%.

Note

Special rules apply if the real property is situated in both a participating province and another province (or outside Canada). For example, an acquisition of real property may include land that straddles the border between a participating province and another province. If you are in this situation, call **1-800-959-8287**.

Completing your return

Part 2

Enter your business number (if applicable), the acquisition date of the real property, and information from lines 201, 205, and 215 in Part 1 into the corresponding boxes in Part 2 (at the bottom of page 1).

Make sure to sign Part 2 and complete the identification area at the bottom of page 2.

If you pay by cheque, write your business number, if applicable, on your cheque, and make it payable to the Receiver General. Make your payment in Canadian funds. You do not have to make a payment if the tax payable is \$2 or less. **We will charge a fee for any dishonoured payment.**

Definition

Participating province – means a province that has harmonized its provincial sales tax with the GST to implement the HST. Participating provinces include New Brunswick, Newfoundland and Labrador, Nova Scotia, Ontario, and Prince Edward Island, but do not include the Nova Scotia offshore area or the Newfoundland offshore area except to the extent that offshore activities, as defined in subsection 123(1) of the *Excise Tax Act* are carried on in that area.

Where do you send your return?

Send Part 2 of your return with your payment to your tax centre. To determine your tax centre, see page 4. You **cannot** file your return at your financial institution.

Note

If your payment is \$50,000 or more, you must make it at your financial institution in Canada. However, you are still required to mail your return to your tax centre.

What if you need help?

For more information, go to cra.gc.ca/gsthst, or call **1-800-959-5525**.

To get our forms and publications, go to cra.gc.ca/gsthstpub.

How to determine your tax centre

If your tax services office is located in:

Sudbury/Nickel Belt, Toronto Centre, Toronto East,
Toronto West, Toronto North, Barrie, or Hamilton

Any other location

Send this return to:

Canada Revenue Agency
Sudbury Tax Centre
1050 Notre Dame Avenue
Sudbury ON P3A 5C1

Canada Revenue Agency
Prince Edward Island Tax Centre
275 Pope Road
Summerside PE C1N 6A2

Note

In Quebec, Revenu Québec generally administers the GST/HST. If the physical location of your business is in Quebec, you have to file your returns with Revenu Québec using its forms, unless you are a selected listed financial institution (SLFI). For more information, see the Revenu Québec publication IN-203-V, *General Information Concerning the QST and the GST/HST*, available at revenuquebec.ca, or call **1-800-567-4692**. If you are an SLFI and you have a permanent establishment in Quebec, go to cra.gc.ca/slfi.