

Homeowners Affordability Tax Credit

To be eligible for the Manitoba Homeowners Affordability Tax Credit, you must be able to check off all the provincial requirements (#3). Any application forms submitted prior to the tax bills being printed, (May 1) are eligible to receive the HATC on your current year's tax statement. If submitted after, the current year's tax credit can be claimed through Income Tax and the credit will appear the following year on the tax statement.

1 Applicant

Last Name:	
First Name:	
Middle Name:	
Telephone Number:	

Spouse or Common Law Partner

Last Name:	
First Name:	
Middle Name:	
Telephone Number:	

Marital Status: Married Divorced Common-law Separated Widowed Single

2 Primary Residence

Occupancy date of residence (dd/mm/yyyy):		
Municipality Name: RM OF HANOVER	3-Digit Municipality Number: 135	Roll Number:
Applicant's mailing address:		Civic Address (if different from mailing address):
City/Town/Village:	Province:	Postal Code:

3 Homeowner Self-Assessing Questions:

Is this property your and/or your spouse or common-law partner's primary residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you and/or your spouse of common-law partner own another property in Manitoba?	<input type="checkbox"/> Yes* <input type="checkbox"/> No
* If yes, to your knowledge, are you and/or your spouse or common-law partner receiving the credit on another property in this municipality or any other municipality in Manitoba?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Note: The Manitoba Homeowners Affordability Tax Credit program is run by the province of Manitoba. The RM of Hanover does not have the ability to approve/deny applications or determine credit amounts.

I was and now am a bona fide resident of my principal/primary residence represented by the property identified above. I hereby make application for the Manitoba Education Property Tax Credit Advance pursuant to The Manitoba Income Tax Act. This advance is to be credited to the taxes levied for the current year against the above-described property. I hereby certify that the information given in this application is true, correct and complete to the best of my knowledge. This personal information is being collected under the authority of The Manitoba Income Tax Act and will be used to determine eligibility for the municipal tax reduction. Pursuant to The Freedom of Information and Protection of Privacy Act, the information will only be used and disclosed as necessary for the purpose of administering the Manitoba Homeowners Affordability Tax Credit. For further information please contact the Manitoba Tax Assistance Office.

Signature:	Date (dd/mm/yyyy):
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Send To: RM of Hanover
ATTN: Tax Department
28 Westland Dr.
Mitchell MB R5G 2N9

Phone: 1-204-346-7124
FAX: 1-204-326-4830
Email: taxes@hanovermb.ca

FOR OFFICE USE ONLY: <input type="checkbox"/> Property is designated as their principal residence <input type="checkbox"/> Mailing address on the property tax statement is correct <input type="checkbox"/> Property is assessed as a single dwelling unit (Resident 1) (If not, claim through income tax) <input type="checkbox"/> Owner is not receiving a credit on another home within your municipality	APPLY FOR CREDIT <input type="checkbox"/> REMOVE CREDIT <input type="checkbox"/>
	HATC ENTERED IN MMO <input type="checkbox"/>
	REVIEWED BY: DATE:

Frequently Asked Questions – New Homeowners Affordability Tax Credit

What changes have been made to school tax rebates and credits for the 2025 tax year?

Key changes include:

- The Education Property Tax Credit (EPTC) is being replaced with the Homeowners Affordability Tax Credit (HATC) and is being increased to a maximum of \$1,500.
- The School Tax Rebate, which provided a 50% rebate on school taxes for residential and farm properties, and a 10% rebate on school taxes for other properties, is being eliminated for all properties except farm properties. Farm properties will continue to receive the 50% rebate.
- There is no additional seniors credit as part of the HATC, but the Seniors School Tax Rebate continues to be available (more information below).

How will the HATC be calculated?

The amount of the HATC is the lesser of \$1,500 and the gross school taxes on your principal residence.

Will the HATC apply to principal residences only?

Yes, HATC will apply to principal residences only. It does not apply to any other properties (rental properties, secondary residences/cottages, commercial properties, etc.).

What is a principal residence?

A principal residence is a single residential dwelling unit in Manitoba that is owned by an individual or their spouse or common-law partner and that is the primary residence of the individual or the individual's cohabiting spouse or common-law partner.

A residence is a person's primary residence taking into consideration factors such as:

- the amount of time spent by the individual at the dwelling unit in relation to the amount of time spent at any other dwelling unit,
- the address of the individual shown on their income tax return, driver's licence, motor vehicle registration, registration cards for health and health insurance, bank and credit card statements and statements of account for utilities.

An individual (and their spouse or common-law partner) cannot have more than one principal residence.

Am I eligible for the HATC as a renter?

No, as a renter, you are not eligible for the HATC. However, you may claim the Renters Affordability Tax Credit (<https://gov.mb.ca/finance/personal/pcredits.html>)

Are condominium owners eligible for the HATC?

Yes, condominium owners whose properties are individually assessed can receive the HATC on their property tax statement like other homeowners. Owners who reside in an assessed property that contains more than one dwelling unit (duplex, triplex, etc.) cannot receive the HATC on their property tax statement but can claim the HATC on their tax return.

How do I receive the HATC on my property tax statement?

In order to receive the HATC on your property tax statement, you must have self-declared your principal residence with your municipality. Contact your municipality for information on how to declare your principal residence.

What is happening with the Seniors School Tax rebate?

The Seniors School Tax rebate is being maintained at \$235 minus 1.0% on family net annual income over \$40,000 for principal residences only. This rebate is claimed on the personal income tax return.

How will the School Tax Rebate on farm properties be calculated?

There are no changes to how the School Tax Rebate on farm properties works. It will continue to be 50 per cent of gross school taxes and will continue to be applied directly on the property tax statement.