

**Manitoba Rental Housing Construction Tax Credit
(2013 and later tax years)**

Corporation's name	Business number	Tax year-end	Year	Month	Day
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- Use this form to claim a Manitoba Rental Housing Construction Tax Credit. MRHCTC projects must be made available for use before 2020 for projects in which the application is submitted before March 13, 2018. Projects currently under provincial review or with provincial approvals are not affected. In the case of applications submitted after March 12, 2018 and before 2019, the project must be available for use before 2021.
- A qualifying entity can claim a refundable MRHCTC for a tax year equal to the lesser of:
 - 8% of the qualifying entity's capital cost of an eligible rental housing project that became available for use in the tax year; and
 - \$12,000 multiplied by the number of residential units in the rental housing project.
- A qualifying corporation can claim a non-refundable MRHCTC for a tax year equal to the lesser of:
 - 8% of the capital cost of the project **multiplied** by the number of months in the tax year that the project is an eligible rental housing project **divided** by 60; and
 - \$12,000 **multiplied** by the number of residential units in the project, **multiplied** by the number of months in the tax year that the project is an eligible rental housing project **divided** by 60.
- You are a **qualifying entity** if any of the following apply:
 - you are a housing corporation described in paragraph 149(1)(i) of the federal Income Tax Act
 - you are a non-profit organization described in paragraph 149(1)(l) of the federal Income Tax Act
 - you are a limited dividend housing company described in paragraph 149(1)(n) of the federal Income Tax Act
 - you are a not for profit housing cooperative as described in subsection 275(2) of The Cooperatives Act (Manitoba)
- You are a **qualifying corporation** if you are a taxable Canadian corporation with a permanent establishment in Manitoba that is **not** a qualifying entity for the purposes of claiming this credit.
- An **eligible rental housing project** is a rental housing project defined under subsection 10.6(1) of the Income Tax Act (Manitoba) that becomes available for use before 2020 (or before 2021 if application is made after March 12, 2018 and before 2019), and has been certified by the Minister of Families for Manitoba.
- For qualifying corporations, the non-refundable MRHCTC is considered government assistance under paragraph 12(1)(x) of the federal Income Tax Act and **must** be included in income in the tax year it is received. The credit is **not** considered government assistance under section 10.6 of the Income Tax Act (Manitoba) for calculating the credit itself.
- To claim the credit, the property has to be **available for use** in the tax year, according to subsections 13(27) and 13(28) of the federal Income Tax Act, **not including** the time just before you dispose of it under paragraphs 13(27)(c) and 13(28)(d).
- When calculating your MRHCTC for a tax year, do not include any amount you used in claiming any other tax credit under the Income Tax Act (Manitoba).
- Include a completed copy of this schedule with your T2 Corporation Income Tax Return. Keep a copy of the certificate(s) to support your claim. Do not include the certificate(s) with your return.

Part 1 – Manitoba refundable rental housing construction tax credit

Complete this part only if you are a qualifying entity.

	1 Certificate number of eligible rental housing project	2 Capital cost of eligible rental housing project*	3 Number of residential units in eligible rental housing project	4 Column 2 multiplied by 8%	5 Column 3 multiplied by \$12,000	6 MRHCTC for each eligible rental housing project (column 4 or 5, whichever is less)
	100	110	120	130	140	150
1.						
2.						
3.						
4.						
5.						

If you need more space, attach more schedules.

Manitoba refundable rental housing construction tax credit (total of column 6) **190** _____

Enter amount from line 190 on line 326 of Schedule 5, Tax Calculation Supplementary – Corporations.

* When you calculate the capital cost of an eligible rental housing project, deduct the amount of any government assistance received or receivable.

Part 2 – Manitoba rental housing construction tax credit

Complete this part only if you are a qualifying corporation.

7	8	9	10
Certificate number of eligible rental housing project 200	Capital cost of eligible rental housing project* 210	Number of residential units in eligible rental housing project 220	Number of months in the tax year that the project is an eligible rental housing project 225
1.			
2.			
3.			
4.			
5.			

11	12	13	14
Column 8 multiplied by 8% 230	Column 9 multiplied by \$12,000 240	Lesser of column 11 and column 12 divided by 60	MRHCTC for each eligible rental housing project (column 10 multiplied by column 13) 250
1.			
2.			
3.			
4.			
5.			

If you need more space, attach more schedules.

Total credit earned in the current tax year (total of column 14)	260	_____
Unused credit at the end of the previous tax year		_____ A
Credit expired after 10 tax years	270	_____
Unused credit at the beginning of this tax year (amount A minus line 270)	275	_____ ▶
Credit transferred on an amalgamation or the windup of a subsidiary	280	_____
Total credit available for the current tax year (total of lines 260, 275 and 280)		_____ B
Manitoba rental housing construction tax credit claimed in the current year**	290	_____
Enter amount from line 290 on line 602 of Schedule 5.		
Closing balance for carryforward (amount B minus line 290)	295	_____

* When you calculate the capital cost of an eligible rental housing project, deduct the amount of any government assistance received or receivable.
 ** The credit claimed in the current tax year cannot be more than whichever amount is less: Manitoba tax otherwise payable or amount B.

Part 3 – Analysis of credit available for carryforward by year of origin

If you are a qualifying corporation, you can complete this part to show all the credits from previous tax years available for carryforward, by year of origin. This will help you determine the amount of credit that could expire in future years.

	Year of origin			Credit available for carryforward
	Year	Month	Day	
10th previous tax year ending on			
9th previous tax year ending on			
8th previous tax year ending on			
7th previous tax year ending on			
6th previous tax year ending on			
5th previous tax year ending on			
4th previous tax year ending on			
3rd previous tax year ending on			
2nd previous tax year ending on			
1st previous tax year ending on			
Current tax year ending on			

Total (equals line 295 in Part 2) _____

The amount available from the 10th previous year will expire after this tax year. When you file your return for the next year, you will enter the expired amount on line 270 of Schedule 394 for that year.