

YOUR NEW HOME. ZERO HST.

Hétu Homes is proud to offer buyers of our new custom single-family homes access to Ontario's most significant housing tax relief in history.

All buyers eligible

Up to \$130,000 back

New builds qualify

APS signed April 1, 2026 – March 31, 2027

\$130,000

Maximum HST Rebate

Available on Qualifying New Homes

WHAT IS THE REBATE?

Ontario's 2026 Enhanced HST New Home Rebate — the biggest housing tax break in provincial history.

The Ontario government has eliminated HST on qualifying new home purchases.

Announced March 25, 2026, this one-year program rebates the full 13% HST — 8% from Ontario and 5% from the federal government. Unlike previous programs, it is open to ALL buyers, not just first-timers. As a Hétu Homes buyer, your new custom single-family home in Gananoque qualifies.

Who qualifies?

- Any buyer — first-time or experienced homeowner
- New builds & substantially renovated homes
- Primary residences AND rental investment properties
- APS signed Apr 1, 2026 – Mar 31, 2027 (closing can be later)

Hétu Homes — River Valley Estates

Our custom single-family homes along the Gananoque River in the Township of Leeds & the Thousand Islands are ideally positioned for this rebate. Lots from 2.5 to 5 acres available now.

8%

Provincial HST

Fully rebated
by Ontario

5%

Federal GST

Covered by
federal govt

13%

Total HST

Gone on homes
under \$1M

PLEASE NOTE:

The enhanced rebate is subject to final passage of federal legislation. Eligibility is based on the Agreement of Purchase & Sale date — not closing date. Buyers should consult a real estate lawyer before signing.

YOUR POTENTIAL SAVINGS

Real numbers. Real savings. Starting from Hétu Homes' base price of \$900,000.

Home Price	HST Without Rebate	Your Rebate	Notes
\$900,000	\$117,000	\$117,000	Full 13% rebate
\$1,000,000	\$130,000	\$130,000	Full 13% rebate
\$1,250,000	\$162,500	\$130,000	Capped at max
\$1,500,000	\$195,000	\$130,000	Capped at max
\$1,700,000	\$221,000	\$93,000	Declining rebate
\$1,850,000+	\$240,500+	\$24,000	Existing max only

Full rebate — entire 13% HST eliminated

ON A \$1M HÉTU HOME

You save

\$130,000

That's more than many Canadians earn in a year — returned to you, tax-free, on your new custom home.

Build with Hétu. Save big.

ACT NOW — THIS WINDOW CLOSES MARCH 31, 2027

Sign your Agreement of Purchase & Sale before the deadline and claim your full rebate.

1

Sign Your APS

Your Agreement of Purchase & Sale must be dated between Apr 1, 2026 and Mar 31, 2027 to qualify.

2

Build Your Home

Hétu Homes begins construction. Homes must start by Dec 31, 2028 and be substantially completed by Dec 31, 2031.

3

Close & Claim

File your rebate with the CRA post-closing. Your real estate lawyer assists with the application.

4

Receive Your Money

Up to \$130,000 returned directly from the government — on top of owning your dream home.

Open to All Buyers

No first-time buyer restriction — any eligible purchaser qualifies for the 2026 window.

Primary & Rental

Applies to homes you live in or new residential rental properties you invest in.

No Income Limit

There is no means test — the rebate is available regardless of income.

Hétu Quality Homes

Custom single-family homes on 2.5–5 acre lots along the Gananoque River.

Ready to build? Contact Hétu Homes to secure your lot and your rebate.

hetuhomes.com

Prepared by Hétu Homes Ltd. | June 18, 2026 | E&OE: Information is provided for general guidance only. Subject to change without notice. Buyers should consult a qualified real estate lawyer prior to signing. Rebate subject to passage of federal legislation.