

# Don't delay the search for your new home

*Mario Fazio - May 2026*

Ontario has introduced an enhanced temporary HST rebate on all new homes, effectively removing the full 13 per cent (including 5 per cent GST and 8 per cent provincial portion) for eligible purchase up to \$1 million. The tax relief can reach up to \$130,000, and then a sliding scale will include all new homes up to \$1,500,000. After that amount, people will receive a declining amount of tax rebate back to the previous rebate amount of \$24,000.

The temporary tax rebates apply to all new homes that are bought as primary residences or substantially renovated (90 per cent) on existing homes after April 1, 2026. All homes must be purchased or contracts signed from now to March 31, 2027. Builders must start construction by December 1, 2028 and have up until December 31, 2031 for completion.

The idea is to stimulate new housing construction which has been at all-time lows right across the province and country. The lack of new homes being built has created the problem of affordability and pricing, while this true effect is being masked by the distractions of the last 12 months that most people are focused on.

Many people on the sidelines that need to buy, but are waiting for better times or cheaper homes, will be surprised. Once all the recent upheaval events subside and they realize that not all housing has gone down in price, they will re-enter the market. However at this point they will be competing with others at the same time. The existing housing inventory will quickly evaporate and the much needed new housing is still months away from being built.

Now is the time to start your search, while we have lots of inventory in all housing types to choose from and enough time to make an educated decision with an experienced realtor.