

# Ministry of Finance

## Tax Information Notice



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HST Notice # 1

[www.fin.gov.bc.ca/rev.htm](http://www.fin.gov.bc.ca/rev.htm)

## General Transitional Rules for British Columbia HST

On July 23, 2009, B.C. announced its plans to implement a Harmonized Sales Tax for B.C. (the HST) which, subject to legislative approval, would come into effect on July 1, 2010.

This Notice provides details of proposed measures that would help consumers and businesses transition to the HST. The Notice provides general descriptions of transitional rules for the HST that will be proposed to be enacted in the federal *Excise Tax Act* (ETA). It also provides general descriptions of provincial measures that will be proposed to be enacted to wind down the applicable provisions of the *Social Service Tax Act* (SSTA) and the *Hotel Room Tax Act* (HRTA).

### Table of Contents

<b>Overview</b> .....	2	Memberships .....	10
<b>Introduction of HST</b> .....	3	Admissions.....	11
Tangible Personal Property .....	3	Passenger Transportation Passes.....	11
General Rules.....	3	Real Property (Other than Residential	
Subscriptions to Newspapers,		Housing).....	12
Magazines or Other Periodical		Other Transitional Rules .....	12
Publications.....	5	Direct Sellers .....	12
Services .....	5	Continuous Supplies .....	13
General Rules.....	5	Budget Payment Arrangements.....	13
Arrangements for Prepaid		Combined Supplies.....	14
Funeral and Cemetery Services .....	7	Progress Payments / Holdbacks .....	14
Passenger Transportation Services.....	7	Property and Services Brought	
Freight Transportation Services.....	7	into B.C. ....	16
Leases and Licences .....	8	Imported Goods .....	17
General Rules.....	8	Imported Taxable Supplies.....	17
Commercial Parking Passes .....	10	<b>Anti-Avoidance</b> .....	18
Intangible Personal Property.....	10	<b>Winding Down the PST and HRT</b> .....	18
General Rule .....	10		

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## OVERVIEW

It is proposed that, effective July 1, 2010, B.C.'s Provincial Sales Tax (PST) be replaced with the HST. The HST would have a combined tax rate of 12 per cent – combining the existing five per cent federal Goods and Services Tax (GST) and a seven per cent B.C. component. The HST would be administered by the Canada Revenue Agency. Implementation of the HST also requires elimination of the Hotel Room Tax (HRT) as HST will apply to short term accommodation. The Additional 2% Hotel Room Tax applied in certain communities will continue to apply<sup>1</sup>.

Transitional rules are required to determine which tax – the existing PST or the B.C. component of the HST – would apply to transactions that straddle the July 1, 2010 implementation date for the HST.

The transitional rules would operate on the basis of the following dates:

- **July 1, 2010** - Implementation date for the HST.
- **May 1, 2010** – The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after this date for property and services provided on or after July 1, 2010.
- **October 14, 2009** – The release date of this Notice. The HST would not apply to consideration that becomes due, or is paid without having become due, on or before October 14, 2009. However, certain businesses and public service bodies may be required to self-assess the B.C. component of the HST on consideration that becomes due, or is paid without having become due, after October 14, 2009 and before May 2010 for property and services provided on or after July 1, 2010.

The transactions described in this Notice are generally those that, for purposes of the ETA, would be considered to be taxable supplies made in B.C.

These transitional rules generally operate on the basis of the earlier of when consideration for a supply becomes due or is paid without having become due. Under the ETA, consideration for a supply becomes due on the earliest of: the day the supplier first issues an invoice in respect of the supply; the date of the invoice; the day the supplier would have, but for undue delay, issued an invoice in respect of the supply; and the day the recipient of the supply is required to pay the consideration pursuant to a written agreement.

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<sup>1</sup> In *Budget 2010*, the province announced that this program would be continued beyond June 2011.

Unless otherwise stated, or the circumstances otherwise require, the definitions and concepts in the ETA would apply to the transitional rules described in this Notice.

## **INTRODUCTION OF HST**

This part of the Notice describes the general transitional rules for the introduction of the HST. These rules should be read in conjunction with the general transitional rules for the wind down of the PST and HRT, as described in the PST/HRT wind down part below. Taken together, the HST and PST/HRT transitional rules are complementary and would provide for a smooth transition to the HST.

### **Tangible Personal Property**

This section describes general transitional rules for supplies of tangible personal property (*i.e.*, goods) by way of sale, as well as specific transitional rules for subscriptions to periodical publications.

#### **General Rules**

The HST would generally apply to a supply of goods by way of sale to the extent that the goods are delivered, and ownership of the goods is transferred, to the recipient of the supply on or after July 1, 2010.

##### *Consideration due or paid on or after July 1, 2010*

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after July 1, 2010 for a supply of goods by way of sale, to the extent that the consideration is for goods that are delivered, and for which ownership is transferred, to the recipient of the supply on or after July 1, 2010.

*Example 1: In May 2010, a person enters into an agreement to purchase furniture. Under the agreement, the person takes delivery of the furniture in July 2010, makes 12 monthly payments between July 2010 and June 2011, and receives ownership of the furniture when all the payments have been made. The HST would apply to the sale of the furniture.*

##### *Consideration due or paid on or after May 1, 2010 and before July 2010*

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after May 1, 2010 and before July 2010 for a supply of goods by way of sale, to the extent that the consideration is for goods that are delivered, and for which ownership is transferred, to the recipient of the supply on or after July 1, 2010.

In such circumstances, the supplier would be required to account for the B.C. component of the HST in the GST/HST reporting period of the supplier that includes July 1, 2010. The recipient of the supply would be able to claim any available input tax credits in respect of the B.C. component of the HST in the GST/HST reporting period of the recipient that includes July 1, 2010.

*Example 2: In June 2010, a person pays for a sailboat, but the sailboat will not be delivered, and ownership will not be transferred, to the person until August 2010. The HST would apply to the sale and the supplier would account for the B.C. component of the HST in the GST/HST reporting period of the supplier that includes July 1, 2010.*

#### *Consideration due or paid after October 14, 2009 and before May 2010*

Persons who are not consumers – e.g., businesses and public services bodies – may be required to self-assess the B.C. component of the HST on consideration that becomes due, or is paid without having become due, after October 14, 2009 and before May 2010 for a supply of goods by way of sale, to the extent that the consideration is for goods that are delivered, and for which ownership is transferred, to the recipient of the supply on or after July 1, 2010.

The requirement to self-assess in these circumstances would generally apply only to:

- non-consumers acquiring the goods for consumption, use or supply otherwise than exclusively in the course of their commercial activities (e.g., a business, such as a financial institution, that is acquiring the goods to make GST/HST-exempt supplies);
- non-consumers acquiring the goods for consumption, use or supply exclusively in the course of their commercial activities but in circumstances where the goods would be subject to an input tax credit restriction or recapture (e.g., electricity subject to the proposed input tax credit restriction for large businesses);
- non-consumers that use simplified procedures available under the ETA for calculating their net tax (e.g., certain charities, public service bodies, and small businesses); and
- selected listed financial institutions, which use a special attribution method in determining their net tax.

A person that is required to self-assess in these circumstances would be required to account for the tax either: (i) in the GST/HST return of the person for the reporting period that includes July 1, 2010, if the due date for that return is before November 2010, or (ii) in any other case, in prescribed form and before November 2010.

*Example 3: In February 2010, a selected listed financial institution (SLFI) that is a monthly GST/HST filer is invoiced for security equipment for which delivery occurs, and ownership is transferred, in July 2010. The SLFI must self-assess the B.C. component of the HST on the consideration for the equipment in its GST/HST return in which the self-assessed tax is required to be reported.*

### **Subscriptions to Newspapers, Magazines or Other Periodical Publications**

Notwithstanding the general transitional rules for supplies of goods by way of sale, the HST would generally not apply to consideration that is paid before July 2010 for a subscription to a newspaper, magazine or other periodical publication.

*Example 4: In June 2010, a person pays for an annual subscription to a magazine. Editions of the magazine will be delivered each month for twelve months starting in July 2010. The HST would not apply to the payment for the subscription.*

### **Services**

This section describes the general transitional rules for supplies of services, as well as specific transitional rules for funeral and cemetery services, passenger transportation services and freight transportation services.

#### **General Rules**

The HST would generally apply to a supply of a service to the extent that the service is performed on or after July 1, 2010. The HST would generally not apply, however, to a supply of a service if all or substantially all (90 per cent or more) of the service is performed before July 2010.

#### *Consideration due or paid on or after July 1, 2010*

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after July 1, 2010 for a supply of a service, to the extent that the consideration is for the part of the service that is performed on or after July 1, 2010.

*Example 5: A person hires a consulting firm to perform a service during the summer of 2010 but is not invoiced, and does not pay, for the service until August 2010. One-third of the service is performed in each of the months of June, July and August 2010. The HST would apply to the consideration that is for the part of the service performed in July and August (i.e., two-thirds of the consideration).*

#### *Consideration due or paid on or after May 1, 2010 and before July 2010*

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after May 1, 2010 and before July 2010 for a supply of a service to the extent that the consideration is for the part of the service that is performed on or after July 1, 2010.

In such circumstances, the supplier would be required to account for the B.C. component of the HST in the GST/HST reporting period of the supplier that includes July 1, 2010. The recipient of the supply would be able to claim any available input tax credits in respect of the B.C. component of the HST in the GST/HST reporting period of the recipient that includes July 1, 2010.

*Example 6: In May 2010, a person pays for seasonal yard maintenance service, 50 per cent of which will be performed after June 2010. The HST would apply to 50 per cent of the consideration for that service and the supplier would account for the B.C. component of the HST in the GST/HST reporting period of the supplier that includes July 1, 2010.*

#### *Consideration due or paid after October 14, 2009 and before May 2010*

Persons who are not consumers – e.g., businesses and public services bodies – may be required to self-assess the B.C. component of the HST on consideration that becomes due, or is paid without having become due, after October 14, 2009 and before May 2010 for a supply of a service, to the extent that the consideration is for the part of the service that is performed on or after July 1, 2010.

The requirement to self-assess in these circumstances would generally apply only to:

- non-consumers acquiring the service for consumption, use or supply otherwise than exclusively in the course of their commercial activities (e.g., a business, such as a financial institution, that is acquiring the service to make GST/HST-exempt supplies);
- non-consumers acquiring the service for consumption, use or supply exclusively in the course of their commercial activities but in circumstances where the service would be subject to an input tax credit restriction or recapture (e.g., certain entertainment expenses subject to the 50 per cent input tax credit recapture rules in the ETA);
- non-consumers that use simplified procedures available under the ETA for calculating their net tax (e.g., certain charities, public service bodies, and small businesses); and
- selected listed financial institutions, which use a special attribution method in determining their net tax.

A person who is required to self-assess in these circumstances would be required to account for the tax either: (i) in the GST/HST return of the person for the reporting period that includes July 1, 2010, if the due date for that return is before November 2010, or (ii) in any other case, in prescribed form and before November 2010.

*Example 7: In December 2009, a company making both taxable and exempt supplies is invoiced for a supply of a janitorial service, part of which will be performed after June 2010. The company must self-assess the B.C. component of the HST on the consideration that is for the part of the service to be performed after June 2010. The company could claim any available input tax credits in respect of that tax in the reporting period of the company that includes July 1, 2010.*

### **Arrangements for Prepaid Funeral and Cemetery Services**

Notwithstanding the general transitional rules for supplies of services, the HST would not apply to consideration for the part of a funeral or cemetery service that is performed on or after July 1, 2010 if the service is supplied pursuant to an arrangement in writing that was entered into before July 2010.

This rule would only apply if it was reasonable, at the time the arrangement was entered into, to expect that all or a part of the consideration for the service would be paid (or put into trust) before the service is performed.

This rule would also apply to a supply of property relating to the funeral, burial or cremation of an individual if the property is provided under an arrangement for the provision of a prepaid funeral or cemetery service that is relieved under this rule.

### **Passenger Transportation Services**

Notwithstanding the general transitional rules for supplies of services, the HST would not apply to consideration for the part of a passenger transportation service that is performed on or after July 1, 2010 if the passenger transportation service is part of a continuous journey that begins before July 2010.

*Example 8: In June 2010, a person pays for round-trip air travel as part of a continuous journey from Victoria to Kelowna on June 30, 2010, and from Kelowna to Victoria on July 2, 2010. The HST would not apply to the payment for the round-trip air travel.*

For information about the transitional rules for passenger transportation passes, see the Intangible Personal Property section of this Notice.

### **Freight Transportation Services**

Notwithstanding the general transitional rules for supplies of services, the HST would not apply to consideration for the part of a freight transportation service that is performed on or after July 1, 2010 if the service is part of a continuous freight movement of goods that begins before July 2010.

## Leases and Licences

This section describes general transitional rules for property – including goods, intangible personal property, non-residential real property (including short term accommodations) and commercial real property – that is supplied by way of lease, licence or similar arrangement, the consideration for which is rent, royalties or similar payments.

This section does not apply to supplies of intangible personal property where the payments do not vary with the amount of use or profits from the property (e.g., a lump sum payment for a supply of a copyright). For such supplies see the Intangible Personal Property section of this Notice.

### General Rules

The HST would generally apply to a supply of property by way of lease, licence or similar arrangement for the part of a lease interval that occurs on or after July 1, 2010. The HST would not, however, apply to a supply of property by way of lease, licence or similar arrangement if the lease interval begins before July 2010 and ends before July 31, 2010.

*Example 9: A person makes a car lease payment for the lease interval from June 15, 2010 to July 14, 2010. The HST would not apply to the lease payment (regardless of when the payment was made).*

#### *Consideration due or paid on or after July 1, 2010*

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after July 1, 2010 for a supply of property by way of lease, licence or similar arrangement, to the extent that the consideration is for the part of a lease interval that occurs on or after July 1, 2010 (unless the lease interval begins before July 2010 and ends before July 31, 2010).

*Example 10: A monthly car lease payment becomes due and is paid on July 1, 2010 for the lease interval from July 1, 2010 to July 31, 2010. The HST would apply to the lease payment.*

#### *Consideration due or paid on or after May 1, 2010 and before July 2010*

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after May 1, 2010 and before July 2010 for a supply of property by way of lease, licence or similar arrangement, to the extent that the consideration is for the part of a lease interval that occurs on or after July 1, 2010 (unless the lease interval begins before July 2010 and ends before July 31, 2010).

In such circumstances, the supplier would be required to account for the B.C. component of the HST in the GST/HST reporting period of the supplier that includes July 1, 2010. The recipient of



the supply would be able to claim any available input tax credits in respect of the B.C. component of the HST in the GST/HST reporting period of the recipient that includes July 1, 2010.

*Example 11: On May 1, 2010, a lease payment becomes due and is paid for a site in a recreational campground. The lease interval is six months (May 1, 2010 through October 31, 2010). The part of the payment for the months of May and June would not be subject to the HST but the part of the payment for the months of July, August, September and October would be subject to the HST.*

#### *Consideration due or paid after October 14, 2009 and before May 2010*

Persons who are not consumers – e.g., businesses and public services bodies – may be required to self-assess the B.C. component of the HST on consideration for a supply of property by way of lease, licence or similar arrangement that becomes due, or is paid without having become due, after October 14, 2009 and before May 2010, to the extent that the consideration is for the part of a lease interval that occurs on or after July 1, 2010 (unless the lease interval begins before July 2010 and ends before July 31, 2010).

The requirement to self-assess in these circumstances would generally apply only to:

- non-consumers acquiring the property for consumption, use or supply otherwise than exclusively in the course of their commercial activities (e.g., a business, such as a financial institution, that is acquiring the property to make GST/HST-exempt supplies);
- non-consumers acquiring the property for consumption, use or supply exclusively in the course of their commercial activities but in circumstances where the property would be subject to an input tax credit restriction or recapture (e.g., leased passenger vehicles where the monthly lease payment exceeds \$800);
- non-consumers that use simplified procedures available under the ETA for calculating their net tax (e.g., certain charities, public service bodies, and small businesses); and
- selected listed financial institutions, which use a special attribution method in determining their net tax.

A person that is required to self-assess in these circumstances would be required to account for the tax either: (i) in the GST/HST return of the person for the reporting period that includes July 1, 2010, if the due date for that return is before November 2010, or (ii) in any other case, in prescribed form and before November 2010.

*Example 12: In February 2010, a business using the Quick Method of accounting under the ETA leases equipment and makes a lease payment for a five-month lease interval that begins on May 1, 2010 and ends on September 30, 2010. The business would self-assess the B.C. component of the HST on the portion of the lease payment for the part of the lease interval that occurs on or after July 1, 2010 (i.e., three out of the five*

*months or 60 per cent of the lease payment). Assuming the business has a calendar quarterly reporting period, it would be required to account for the B.C. component of the HST in its GST/HST return that is due on October 31, 2010.*

### **Commercial Parking Passes**

A supply of a commercial parking pass would be treated as a supply of non-residential real property by way of lease, licence or similar arrangement for the purposes of the transitional rules for the HST.

The special disclosure requirements for tax-included pricing may apply as described in the PST wind down part of this Notice.

### **Intangible Personal Property**

This section describes a general transitional rule for supplies of intangible personal property (e.g., intellectual property or contractual rights) by way of sale, as well as specific transitional rules for memberships, admissions, and passenger transportation passes.

#### **General Rule**

The HST would generally apply to consideration that becomes due, or is paid without having become due, on or after July 1, 2010 for a supply of intangible personal property by way of sale.

*Example 13: In June 2010, a person pays a lump sum for the right to reproduce certain portions of a book. The HST would not apply to the payment.*

#### **Memberships**

A supply of a membership in a club, organization or association would be deemed to be a supply of a service for purposes of the transitional rules. The general rules described in the Services section of this Notice would apply, with appropriate modifications, to a supply of such a membership (i.e., to the extent that the membership period occurs on or after July 1, 2010).

*Example 14: In June 2010, a person purchases a four-month membership in a fitness club for the months of June through September 2010. The HST would be payable in respect of three of the four months of the membership (i.e., on 75 per cent of the total consideration).*

#### *Lifetime memberships*

If consideration for a lifetime membership in a club, organization or association becomes due, or is paid without having become due, after October 14, 2009 and before July 2010, and that consideration exceeds 25 per cent of the total consideration for the lifetime membership, the

amount in excess of that 25 per cent portion would be treated as having become due on, and not to have been paid before, July 1, 2010 and would be subject to the HST.

In such circumstances, the supplier would be required to account for the B.C. component of the HST in the GST/HST reporting period of the supplier that includes July 1, 2010. The recipient of the supply would be able to claim any available input tax credits in respect of the B.C. component of the HST in the GST/HST reporting period of the recipient that includes July 1, 2010.

The requirement to pay the HST in these circumstances would apply both to a supply of a lifetime membership made in B.C., and to a supply of a lifetime membership made outside the HST provinces to a person who is resident in B.C..

*Example 15: Sixty per cent of the consideration for a lifetime membership is paid in January 2010 and 40 per cent is paid in July 2011. The July 2011 payment would be subject to the HST. In addition, the portion of the January 2010 payment that exceeds 25 per cent of the total consideration (i.e., 35 per cent of the total consideration) would also be subject to the HST.*

### **Admissions**

A supply of an admission to a place of amusement, a seminar, an event or an activity would be deemed to be a supply of a service for the purposes of the transitional rules. The general rules described in the Services section of this Notice would apply, with appropriate modifications, to a supply of such an admission (i.e., to the extent that the event or activity to which the admission relates occurs on or after July 1, 2010).

*Example 16: In May 2010, a vendor sells tickets to a professional hockey game that will take place in October 2010. The HST would apply to the sale.*

### **Passenger Transportation Passes**

Notwithstanding the general transitional rule for intangible personal property, the HST would generally apply to consideration that becomes due, or is paid without having become due, after October 14, 2009 for a supply of a passenger transportation pass that entitles an individual to passenger transportation services during a certain period (the pass period), to the extent that the consideration is for the part of the pass period that occurs on or after July 1, 2010. The HST would not, however, apply to a supply of a transportation pass if the pass period begins before July 2010 and ends before August 2010.

*Example 17: In May 2010, a vendor sells a bus pass that entitles the purchaser to unlimited access to commercial bus services between Vancouver and Whistler during a two-month pass period from June 1, 2010 to July 31, 2010. The HST would not apply to the consideration for the sale of the pass.*

Subject to the specific transitional rules for passenger transportation passes described above, consideration that becomes due, or is paid without having become due, after October 14, 2009 and before July 2010 for a supply of a passenger transportation pass would be subject to transitional rules comparable to the general transitional rules described in the Services section of this Notice (*i.e.*, to the extent that the pass period occurs on or after July 1, 2010).

For information about transitional rules for passenger transportation services, see the Services section of this Notice.

## **Real Property (Other than Residential Housing)**

The HST would generally apply to a supply of real property (other than residential housing) by way of sale in B.C. if both ownership and possession of the property are transferred to the purchaser on or after July 1, 2010.

*Example 18: In January 2010, a corporation enters into an agreement to sell a small shopping mall to an individual. Ownership and possession of the mall will transfer to the individual in August 2010. The HST would apply to the sale of the mall.*

For information on transitional rules for commercial leases and non-residential rental property see the section of this Notice on Leases and Licences.

Information about the transitional rules for new residential housing in B.C. will be provided in the coming months.

## **Other Transitional Rules**

### **Direct Sellers**

If a direct seller (or approved distributor) is using the alternative collection method on July 1, 2010 and independent sales contractors (ISCs) of the direct seller hold exclusive products in their inventory at the beginning of that day that were sold to them by the direct seller and that are intended for sale in B.C., the direct seller would be deemed to have made a supply of those products to the ISCs on July 1, 2010.

In such circumstances, the direct seller would be required to account for the applicable B.C. component of the HST on the suggested retail price of each of those products in the GST/HST return of the direct seller for the reporting period that includes July 1, 2010.

A direct seller would also be required to account for the B.C. component of the HST on the suggested retail price of exclusive products supplied to an ISC for which consideration becomes

due, or is paid without having become due, after October 14, 2009 and before July 2010, to the extent that the products have not yet been delivered to the ISC as of July 1, 2010.

### **Continuous Supplies**

The HST would generally apply to consideration for a supply of property or services delivered, performed or made available (as the case may be) on a continuous basis by means of a wire, pipeline or similar conduit, or satellite or other telecommunications facility (e.g., natural gas, electricity, cable television, satellite television or cellular telephone services) to the extent that the consideration is for property or services that are delivered, performed or made available to the recipient of the supply on or after July 1, 2010.

If the supplier cannot reasonably determine when the property or services are delivered, performed or made available, the consideration for the supply would be prorated in equal parts according to the number of days in the period to which the consideration is attributable.

*Example 19: A supplier of electricity issues an invoice to a person for the period from June 16, 2010 to July 15, 2010 (inclusive). A meter reading was not done on June 30, 2010. The HST would apply to 50 per cent of the total amount payable, representing the 15 days out of the 30-day period that are on or after July 1, 2010.*

### **Budget Payment Arrangements**

If property (other than newspapers, magazines or other periodical publications supplied by way of subscription) or services are supplied under a budget payment arrangement (e.g., natural gas supplied under an equal payments billing plan) during a period that straddles the July 1, 2010 implementation date, and the reconciliation of payments for that period of the budget payment arrangement occurs prior to July 2011, the supplier would be required to make an adjustment at the time of the reconciliation to account for any difference between:

- (a) the amount of the B.C. component of the HST that would have been payable for the property or services delivered, performed or made available on or after July 1, 2010 if the consideration for the property or services had become due on July 1, 2010 without having been paid before that date, and
- (b) the amount of the B.C. component of the HST that was payable by the recipient of the supply for the property or services during the period.

If the amount described in (b) is greater than the amount described in (a), the supplier would be required to refund or credit the difference to the recipient. If the amount described in (a) is greater than the amount described in (b), the supplier would be required to collect the difference from the recipient.

If a supply of property or services delivered, performed or made available (as the case may be), on a continuous basis by means of a wire, pipeline or similar conduit, or satellite or other telecommunications facility is made under a budget payment arrangement, and the time at which the property is delivered or the services are performed cannot reasonably be determined because of the method of recording the delivery of the property or the performance of the services, then the supply would, for the purposes of calculating the amount of the B.C. component of the HST that would be payable, be prorated in equal parts according to the number of days in the period to which the consideration is attributable.

### **Combined Supplies**

If any combination of property and/or services is supplied together as a single supply and one of the items supplied is property of which ownership or possession has been transferred to the recipient of the supply before July 2010, and that property would not be subject to the HST under these general transitional rules if it were supplied separately, then the supply of that property would be deemed to be a separate supply from the other items for the purposes of the general transitional rules for the HST.

The combined supplies rule would not apply to sales of newly constructed or substantially renovated homes, which would be subject to the transitional rules for new residential housing, to be released in the coming months.

*Example 20: In May 2010, a contractor agrees to supply and install a dishwasher in a restaurant for a single consideration. The dishwasher is delivered, and possession transfers, in June 2010, and it is installed in July 2010. The HST would apply to the service of installing the dishwasher (because the service is performed on or after July 1, 2010), but it would not apply to the sale of the dishwasher (because delivery occurred before July 1, 2010). The contractor would pay PST on the dishwasher purchased for use in the supply and install contract.*

### **Progress Payments / Holdbacks**

The HST would generally apply to progress payments on contracts to construct, renovate, alter or repair (hereafter referred to as “construct”) real property or ships or other vessels to the extent that the progress payment can reasonably be attributed to property delivered or services performed on or after July 1, 2010.

For progress payments that become due, or are paid without becoming due, after October 14, 2009 and before July 1, 2010, the supplier would be required to account for the B.C. component of the HST, where applicable, in the GST/HST reporting period of the supplier that includes July 1, 2010. Similarly, the recipient of the supply would be able to claim any available input tax credits in respect of the B.C. component of the HST in the GST/HST reporting period of the recipient that includes July 1, 2010.

In the case of written contracts to construct real property, or to construct a ship or other vessel, where it can be reasonably expected that the contract will require more than three months to complete, if the construction is substantially completed before June 2010, the construction would be deemed to have been substantially completed on June 1, 2010. Pursuant to the general GST rules,<sup>2</sup> any consideration or part of the consideration payable on such a contract that had not been paid, or become due, on or before July 31, 2010, would be deemed to have become payable on July 31, 2010 and any portion of such payment attributable to construction on or after July 1, 2010 would be subject to the HST. In this context, substantially completed generally means 90 per cent or more.

A holdback from a progress payment would be considered to be part of the progress payment from which it was held back. The holdback would therefore be subject to the same allocation under the progress payment rule as the progress payment itself, even if the holdback becomes due, or is paid, on or after July 1, 2010.<sup>3</sup>

The progress payments rule would not apply to sales of newly constructed or substantially renovated homes, which would be subject to the transitional rules for new residential housing, to be released in the coming months.

*Example 21: A contract to construct a small commercial mall with a value of \$1,500,000 is substantially complete on May 15, 2010. The contract specifies progress payments as follows:*

- *Payment no. 1: \$500,000 due March 15, 2010; 0% attributable to property delivered and services performed on or after July 1, 2010;*
- *Payment no. 2: \$500,000 due May 15, 2010; 0% attributable to property delivered and services performed on or after July 1, 2010;*
- *Payment no. 3: \$500,000 (less a holdback amount) due August 15, 2010; 70% attributable to property delivered and services performed on or after July 1, 2010;*
- *Holdback: \$150,000 (i.e., 30% of progress payment no. 3) due September 15, 2010.*

*All three progress payments and the holdback are paid when they become due.*

*With respect to the final progress payment, 70% of the payment would be subject to HST, representing the portion of the final progress payment attributable to property delivered and services performed on or after*

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<sup>2</sup> Under the general GST/HST rules, where a construction, renovation, alteration, or repair contract is substantially completed in a particular month and the consideration or part of the consideration has not been paid or become due on or before the last day of the month following the particular month, the consideration or part of the consideration is deemed to have become due on the last day of the month following the particular month.

<sup>3</sup> Under the general GST/HST rules, tax is payable on holdbacks made pursuant to statute law or contract on the earlier of the day the holdback, or any part thereof, is paid and the day it becomes payable.

*July 1, 2010. The holdback of \$150,000 withheld from progress payment no. 3 would be considered to be a part of that payment and, accordingly, 70% of it would be attributable to property delivered or services performed on or after July 1, 2010 and subject to HST.*

*HST in respect of the final progress payment would be payable on July 31, 2010, rather than on August 15, 2010, as a result of the rule that deems the construction to be substantially complete on June 1, 2010.*

*HST would therefore be payable on:*

- 1) July 31, 2010, on \$245,000 (70% x (\$500,000 – \$150,000)), and*
- 2) September 15, 2010, on \$105,000 (70% x \$150,000).*

### **Property and Services Brought into B.C.**

The B.C. component of the HST would generally apply to goods, mobile homes that are not affixed to land, and floating homes, that are brought into B.C. on or after July 1, 2010, and to such property that is brought into B.C. before July 2010 by a carrier where the property is delivered in B.C. to a consignee on or after July 1, 2010.

The B.C. component of the HST would also generally apply to consideration that becomes due, or is paid without having become due, after October 14, 2009 for the part of a service performed on or after July 1, 2010 (unless 90 per cent or more of the service is performed before July 2010), if the service is supplied in a non-participating province to a resident of B.C. who acquires the service for consumption, use or supply primarily in the participating provinces. Consideration that becomes due, or is paid without having become due, after October 14, 2009 and before July 2010 for a supply of such a service would be deemed to become due on, and not to have been paid before, July 1, 2010. For consideration that becomes due, or is paid without having become due, after October 14, 2009 and before May 2010, this rule would only apply to non-consumers.

The B.C. component of the HST would also generally apply to consideration that becomes due, or is paid without having become due, on or after July 1, 2010 for intangible personal property that is supplied by way of sale in a non-participating province to a resident of B.C. who acquires the property for consumption, use or supply primarily in the participating provinces.

The B.C. component of the HST would generally apply to consideration that becomes due, or is paid without having become due, after October 14, 2009 for the part of a lease interval that occurs on or after July 1, 2010 (unless the lease interval begins before July 2010 and ends before July 31, 2010), if the lease interval is in respect of intangible personal property supplied by way of lease, licence or similar arrangement in a non-participating province to a resident of B.C. who acquires the property for consumption, use or supply primarily in the participating provinces. Consideration that becomes due, or is paid without having become due, after October 14, 2009



and before July 2010 for a supply of such a property would be deemed to become due on, and not to have been paid before, July 1, 2010. For consideration that becomes due, or is paid without having become due, after October 14, 2009 and before May 2010, this rule would only apply to non-consumers.

The B.C. component of the HST would generally not apply to property and services that are brought into B.C. if they are acquired by a GST/HST registrant for consumption, use or supply exclusively in the course of commercial activities of the registrant.

Persons liable to pay the B.C. component of the HST in such circumstances would be required to self-assess the tax.

### **Imported Goods**

The B.C. component of the HST would generally apply to non-commercial goods that are imported by a resident of B.C. on or after July 1, 2010, and to non-commercial goods imported by a resident of B.C. before that date that are accounted for under the relevant provisions of the federal *Customs Act* on or after July 1, 2010.

The B.C. component of the HST would also generally apply to a specified motor vehicle or commercial goods brought into B.C. from a place outside Canada on or after July 1, 2010. This rule would generally not apply, however, to commercial goods that are brought into B.C. by a GST/HST registrant for consumption, use or supply exclusively in the course of commercial activities of the registrant. Persons liable to pay the B.C. component of the HST in these circumstances would generally be required to self-assess the tax.

### **Imported Taxable Supplies**

The B.C. component of the HST would generally apply to consideration for an imported taxable supply of goods made to a resident of B.C., or a GST/HST registrant to whom the goods are delivered or made available, or physical possession of the goods is transferred, in B.C., to the extent that the consideration is for goods that are delivered or made available, or the physical possession of which is transferred, on or after July 1, 2010.

The B.C. component of the HST would generally apply to consideration for an imported taxable supply of a service made to a resident of B.C. who acquires the service for consumption, use or supply primarily in the participating provinces, to the extent that the consideration is for the part of the service that is performed on or after July 1, 2010.

The B.C. component of the HST would generally apply to consideration for an imported taxable supply of intangible personal property that is made by way of lease, licence or similar arrangement to a resident of B.C. who acquires the property for consumption, use or supply

primarily in the participating provinces, to the extent that the consideration is for the part of the lease interval that occurs on or after July 1, 2010.

Consideration for imported taxable supplies would, with appropriate modifications, generally be subject to the transitional rules described in the Tangible Personal Property, Services, and Leases and Licences sections (as the case may be) of this Notice.

Persons liable to pay the B.C. component of the HST in such circumstances would be required to self-assess the tax.

## **ANTI-AVOIDANCE**

Existing anti-avoidance rules in the ETA would apply to transactions to which the general transitional rules for the HST apply. Additional anti-avoidance rules may be implemented in order to maintain the integrity of the GST/HST and the PST during the period of transition to the HST in B.C.

## **WINDING DOWN THE PST AND HRT**

Information on the transitional rules for the wind down of the PST and HRT can be found at [www.sbr.gov.bc.ca/business/Consumer\\_Taxes/Harmonized\\_Sales\\_Tax/pst\\_transitional\\_rules.htm](http://www.sbr.gov.bc.ca/business/Consumer_Taxes/Harmonized_Sales_Tax/pst_transitional_rules.htm) and [www.sbr.gov.bc.ca/business/Consumer\\_Taxes/Harmonized\\_Sales\\_Tax/hrt\\_transitional\\_rules.htm](http://www.sbr.gov.bc.ca/business/Consumer_Taxes/Harmonized_Sales_Tax/hrt_transitional_rules.htm)

For questions about the PST or hotel room tax including the transitional rules, please contact the Ministry of Finance at 604 660-4524 in Vancouver, or toll-free at 1 877 388-4440, or e-mail your questions to [CTBTaxQuestions@gov.bc.ca](mailto:CTBTaxQuestions@gov.bc.ca)

## **Further Information**

Additional information about the HST general transitional rules can be found at [www.cra-arc.gc.ca/tx/pstr/trnstnl/menu-eng.html](http://www.cra-arc.gc.ca/tx/pstr/trnstnl/menu-eng.html)

For questions about the HST general transitional rules, or if you wish to make a technical enquiry on the GST/HST by telephone, please contact the Canada Revenue Agency at 1-800-959-5525.