

MUNICIPAL AND NORTHERN RELATIONS

**Important Notice to Brandon
Elected Officials, Chief Administrative Officers and
Municipal Finance Staff**

Homeowners Affordability Tax Credit - Extension

The Government of Manitoba introduced the Homeowners Affordability Tax Credit (HATC) of up to \$1,500 on the education portion of principal residences' property taxes for 2025. Property owners self-declare their eligibility for the HATC to their municipalities.

Manitoba will be introducing regulatory changes to extend the time for property owners to declare their principal residence for purposes of the HATC to their municipality during this implementation year. This will ensure that eligible property owners will have every opportunity to receive the HATC in a timely fashion.

Municipalities are being asked to accept additional HATC requests from eligible property owners for 2025 until November 15, 2025. The Government of Manitoba acknowledges that the successful delivery of this provincial tax credit program would not be possible without the vital partnership of municipalities. Manitoba deeply appreciates municipalities' continued commitment and efforts to ensure that all eligible local taxpayers can participate in this credit program.

The vast majority of eligible Manitoba homeowners will automatically have their principal residence declaration carried forward from last year and do not need to file a new declaration for the HATC. However, if your municipality is fielding a significant volume of inquiries or declaration forms, please let us know at mrmaas@gov.mb.ca and we will work to provide additional support.

Communicating the Extension to the Public

Manitoba will be issuing communications to advise the public about the extension. Municipalities are also encouraged to share information with potentially eligible ratepayers through their own communication channels. Information that can be shared with the public is attached.

To assist with the volume of enquires municipalities may receive, Manitoba is also improving the information available online about the HATC, including tools to help homeowners determine if they are eligible. Members of the public with questions about the HATC can go to <https://www.gov.mb.ca/finance/tao/hatc.html>. Members of the public may also contact Manitoba Government Inquiry at 204-945-3744 (Winnipeg) or 1-866-626-4862 (toll-free) Monday to Friday between 8:30 AM and 4:30 PM.

Process for New HATC Applications

If a property owner advises your municipality that they are eligible for the HATC in 2025, follow the regular process to confirm their eligibility. Then go to Manitoba Municipalities Online (MMO) and update their property as eligible for the HATC through the “Assessment Work” page. If you have questions about this process or require assistance making entry due to high volumes, please contact mrmaas@gov.mb.ca.

Adding the HATC After Tax Statements and Before November 15

If you add the HATC to a property on MMO after your office copy of tax statements has been prepared, but before November 15th, your municipality will need to:

1. Confirm that the applicant is the same owner that was indicated on the property tax bill. If not, a credit cannot be issued by the municipality and the owner may instead be eligible to claim it on their income taxes.
2. Manually calculate the credit for the property using the steps below.
3. Provide the credit to the property owner’s account.
 - a. If they have already paid their taxes for 2025, Manitoba encourages municipalities to issue a refund cheque.
4. Claim reimbursement for the credit from Manitoba.
 - a. Municipalities will be provided with a form to submit to claim reimbursement for credits issued on Manitoba’s behalf.

Steps to Calculate HATC Amounts

1. The HATC is only provided for principal residences. If the property has multiple types of assessment, confirm that you are only calculating the credit on the value of the principal residence.

If you review the property’s tax statement, the “School Division” section will break out how much school tax is for the part of the property that is residential.

2. Determine if the residential part of the School Division taxes are less than \$1,500. If they are less, the credit you provide will be that amount. If they are more, then the credit you provide will be \$1,500.

If your municipal staff have any questions about calculating the HATC amount, or if you have other questions, please contact mrmaas@gov.mb.ca.