

Bulletin #2026-08

MUNICIPAL AND NORTHERN RELATIONS

Important Notice to All Elected Officials, Chief Administrative Officers and Municipal Financial Staff

Homeowners Affordability Tax Credit 2026

Manitoba reminds all municipalities that the Homeowners Affordability Tax Credit (HATC) will increase to a maximum of \$1,600 for the 2026 tax year. Eligible homeowners will receive up to \$1,600 toward the school portion of their property taxes. The HATC will be applied directly on municipal property tax statements.

The HATC applies only to residential properties that are designated as principal residences.

Farm properties will continue to receive the Manitoba School Tax Rebate, which is maintained at 50 per cent. There are no provincial property tax credits or rebates to be applied to commercial properties.

New property owners will have to declare their principal residence with their municipality before tax statement production has begun in order to have the HATC as an advance applied directly to the property tax statement.

Eligible homeowners who do not receive the HATC on their 2026 property tax bill can claim their credit on their 2026 income tax return. HATC extended declarations were offered once in 2025 and are not available in 2026.

Municipalities are encouraged to notify the new owners to designate their principal residence to have the HATC applied to their property tax statement. Current owners would automatically be rolled over to the 2026 program and need not be re-designated if there is no ownership change.

If an eligible principal residence owner is on a tax installment payment plan or other pre-payment plan, municipalities can adjust such payment amounts for 2026 to reflect the new value of the HATC.

Similar to previous years, municipalities must remit education taxes to school divisions and Manitoba beginning the month after taxes are due, with a final remittance by January 31, 2027.

Resources

- **HATC Help Guide for municipalities:** Available through MMO for municipalities at <https://www.gov.mb.ca/mr/mfas/documents.html> under the *Homeowner Affordability Tax Credit (HATC)* section.
- **Principal Residence Declaration Form:** Offered in both PDF and word formats at <https://www.gov.mb.ca/mr/mfas/documents.html>
- **Education Tax Remittance Form** is available at <https://www.edu.gov.mb.ca/k12/finance/forms/municipal/index.html>
- **Frequently Asked Questions about HATC:** <https://www.gov.mb.ca/finance/tao/hatc.html>

For further questions about the HATC program, please contact the Tax Assistance Office at TAO@gov.mb.ca.

For other questions, please contact a Municipal Services Officer, by email at mrmaas@gov.mb.ca, or phone 204-945-2572.

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