



DESIGNATION OF A PROPERTY AS A PRINCIPAL RESIDENCE BY AN INDIVIDUAL (OTHER THAN A PERSONAL TRUST)

Tax year 2017

Use this form to designate a property as a principal residence. You must also complete the "Principal residence designation" section of Schedule 3 for the year you:

- disposed of, or were considered to have disposed of, your principal residence, or any part of it; or
granted someone an option to buy your principal residence, or any part of it.

Note

If you were not a resident of Canada for the entire time you owned the designated property, call 1-800-959-8281. Your period of non-residence may reduce or eliminate the availability of the principal residence exemption.

For more information about designating a principal residence and what qualifies as a principal residence, see Income Tax Folio S1-F3-C2, Principal Residence, or the "Principal residence" chapter in Guide T4037, Capital Gains.

You can only designate one property as your principal residence for any specific year. However, where you sell a principal residence and buy another (or move to another property that you own) in the same year, the "plus one" rule in calculating the principal residence exemption amount will allow you to claim the principal residence exemption for both properties for that year even though you can only designate one property as your principal residence.

For dispositions that occurred after October 2, 2016, if you were a non-resident throughout the taxation year in which the property was purchased or acquired, the "plus 1" rule does not apply.

If you ticked box 1 at line 179 of Schedule 3, you only need to complete the first page of this form. You do not need to report any gain amount on Schedule 3 for this property.

If you are filing electronically, keep this form in case we ask to see it later. If you are filing a paper return, you must complete, sign, and attach this form to your return.

Form with sections: Description of property, Designation, and Signature. Includes fields for address, year of acquisition, proceeds of disposition, and a table for years designated.

Definitions

For the purpose of this form, the acquisition date is the date on which you acquired or last reacquired the property, or December 31, 1971, whichever is later. However, if you or your spouse or common-law partner filed Form T664 or T664(Seniors), you or your spouse or common-law partner are not considered to have disposed of and immediately reacquired the property as a result of that election.

The term spouse used throughout this form applies to a person to whom you are legally married. For 1993 to 2000, a spouse included a common-law spouse. For 2001 and future years, the reference to spouse is replaced with spouse or common-law partner as defined in the "Definitions" section in Guide T4037, Capital Gains.

Note

If you made an election to have your same-sex partner considered your common-law partner for 1998, 1999, and/or 2000, then, for those years, your common-law partner also can not designate a different housing unit as his or her principal residence.

Protected B
when completed

Information needed to calculate the capital gain

If you ticked either box 2 or 3 at line 179 of Schedule 3, you must complete the remainder of this form that is applicable to your particular situation.

If you disposed of, or were considered to have disposed of, a property for which you or your spouse or common-law partner filed Form T664 or T664(Seniors), *Election to Report a Capital Gain on Property Owned at the End of February 22, 1994*, use this form to calculate the capital gain for the year if:

- the property was your principal residence for 1994; or
- you are designating the property in this form as your principal residence for any tax year.

You may be entitled to a reduction as a result of the capital gains election. To calculate this reduction, use Form T2091(IND)-WS, *Principal Residence Worksheet*. To get this form, go to canada.ca/get-cra-forms or call 1-800-959-8281.

Number of tax years for which the property is designated as a principal residence (from line 3 of first page)	_____	3
Number of tax years ending after the acquisition date in which you owned the property (jointly with another person or otherwise):		
● After 1981	_____	4
● After 1971 and before 1982	_____	5
Total number of years owned (line 4 plus line 5)	=====	6
Proceeds of disposition or deemed disposition	_____	7
Outlays and expenses related to the disposition	_____	8
Adjusted cost base at the time of disposition (If you or your spouse or common-law partner filed Form T664 or T664(Seniors) for this property, do not take into consideration any increase to the adjusted cost base as a result of that election.)	_____	9
Adjusted cost base on December 31, 1981	_____	10
Fair market value on December 31, 1981	_____	11
Adjustments to the cost base made after 1981 (for example, capital expenditures)	_____	12

Calculation of the capital gain

Part 1		
Proceeds of disposition or deemed disposition (line 7)	_____	13
Adjusted cost base at the time of disposition (line 9)	_____	14
Outlays and expenses (line 8)	_____	15
Line 14 plus line 15	=====	16
Capital gain before principal residence exemption (line 13 minus line 16)	_____	17
Amount from line 17	_____	18
Line 3 plus 1 (one year is granted by law *)	<u> 1 </u>	19
Multiply line 18 by line 19	_____	20
Line 6	_____	21
Divide line 20 by line 21	_____	22
Net capital gain from Part 1 (line 17 minus line 22; if negative, enter "0")	=====	23

Part 2		
Complete Part 2 only if the property disposed of is one of two or more properties that qualify as principal residences a family member owned on December 31, 1981, and continuously thereafter until its disposition. You will find a definition of family in the "Principal residence" chapter in Guide T4037, <i>Capital Gains</i> . In all other cases , do not complete Part 2 and enter the amount from line 23 above on line 53 in Part 3 on the next page.		
a) Pre-1982 gain - If you designated the property as a principal residence for all the years you owned it before 1982, do not complete lines 24 to 31 and enter "0" on line 32.		
Fair market value on December 31, 1981 (line 11)	_____	24
Adjusted cost base on December 31, 1981 (line 10)	_____	25
Pre-1982 gain before principal residence exemption (line 24 minus line 25)	_____	26
Amount from line 26	_____	27
Line 2 plus 1 (one year is granted by law *)	_____	28
Multiply line 27 by line 28	_____	29
Line 5	_____	30
Divide line 29 by line 30	_____	31
Pre-1982 gain (line 26 minus line 31; if negative, enter "0")	=====	32

* Under proposed changes, if you disposed of your principal residence after October 2, 2016, and were a non-resident throughout the year of acquisition of the property, you are not eligible to use the "plus 1" in this calculation.

Protected B
when completed

Part 2 (Continued)

b) Post-1981 gain - If you designated the property as a principal residence for all the years you owned it after 1981, enter "0" on line 44 and complete area d) below.

Proceeds of disposition or deemed disposition (line 7)			33
Fair market value on December 31, 1981 (line 11). If the fair market value of the property on December 31, 1981, is more than the amount on line 33, enter "0" on line 44 and complete areas c) and d) below.			
Adjustments made to the cost base after 1981 (line 12)			34
Outlays and expenses (line 8)			35
Add lines 34 to 36			36
Post-1981 gain before principal residence exemption (line 33 minus line 37)			37
Amount from line 38			38
Line 1			39
Multiply line 39 by line 40			40
Line 4			41
Divide line 41 by line 42			42
Post-1981 gain (line 38 minus line 43; if negative, enter "0")			43
			44

c) Post-1981 loss

Fair market value on December 31, 1981 (line 11)			45
Proceeds of disposition or deemed disposition (line 7)			46
Post-1981 loss (line 45 minus line 46; if negative, enter "0")			47

d) Net capital gain from Part 2

Pre-1982 gain, if any (line 32)			48
Post-1981 gain, if any (line 44)			49
Line 48 plus line 49			50
Post-1981 loss, if any (line 47)			51
Net capital gain from Part 2 (line 50 minus line 51; if negative, enter "0")			52

Part 3

Total capital gain - If you completed Part 2, enter the amount from line 23 of Part 1 or line 52, **whichever is less.**

Otherwise, enter the amount from line 23.			53
Complete Part 4 only if you or your spouse or common-law partner filed Form T664 or T664(Seniors) for this property. In all other cases, enter the amount from line 53 on line 158 of Schedule 3, <i>Capital Gains (or Losses)</i> , for dispositions or deemed dispositions.			

Part 4

Total capital gain before reduction (line 53)			54
Reduction as a result of the capital gains election (line 66 of Form T2091(IND)-WS)			55
Capital gain (line 54 minus line 55; if negative, enter "0")			56
Enter the amount from line 56 on line 158 of Schedule 3, <i>Capital Gains (or Losses)</i> , for dispositions or deemed dispositions.			

See the privacy notice on your return.