



Canada Revenue  
Agency

Agence du revenu  
du Canada

# Farming Income

Includes Form T2042

# 2013

## Is this guide for you?

Use this guide if you earned income as a **sole-proprietor (unincorporated, self-employed individual)** farmer or as a partner in a farm partnership. It will help you to calculate the farming income to report on your 2013 income tax return. **Self-employed farmers** should also use this guide to determine the income to report in 2013.

If you are participating in the AgriStability and AgriInvest programs, you have to use the applicable guide:

- If you are an AgriStability and AgriInvest participant in Quebec, use this guide for your income tax return and contact La Financière agricole du Québec at **1-800-749-3646** regarding AgriStability and AgriInvest participation.

- If you are an AgriStability and AgriInvest participant in Alberta, Ontario, Saskatchewan, or Prince Edward Island, use Guide RC4060, *Farming Income and the AgriStability and AgriInvest Programs*.
- If you are an AgriStability and AgriInvest participant in the rest of Canada, use Guide RC4408, *Farming Income and the AgriStability and AgriInvest Programs Harmonized Guide*.

Throughout this guide, we refer to other guides, forms, archived interpretation bulletins, and information circulars. Generally, if you need any of these, go to **[www.cra.gc.ca/forms](http://www.cra.gc.ca/forms)**. You may want to bookmark this address for easier access to our website in the future. For more information on archived content of interpretation bulletins, go to **[www.cra.gc.ca/menu/rchvt-eng.html](http://www.cra.gc.ca/menu/rchvt-eng.html)**.

Unless otherwise noted, all legislative references are to the *Income Tax Act* and the *Income Tax Regulations*.

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La version française de ce guide est intitulée *Revenus d'agriculture*.

## What's new for 2013?

### Hiring credit for small businesses

Under proposed changes, the hiring credit for small businesses is extended for 2013. This credit provides up to \$1,000 against a small firm's increase in its 2013 employment insurance (EI) premiums over those paid in 2012 to employers with total EI premiums of \$15,000 or less in 2012. For more information, go to [www.cra.gc.ca/hiringcredit](http://www.cra.gc.ca/hiringcredit).

### Internet business activities

Page 1 of Form T2042, *Statement of Farming Activities* has been revised to include information concerning Internet business activities. For more information, see "Internet business activities" on page 13.

### Restricted farm losses

Under proposed changes, for taxation years that end after March 20, 2013, the other source of income must be a subordinate source of income for the taxpayer; and the annual maximum deduction used in the calculation for restricted farm losses is increased from \$8,750 to \$17,500. This means that if your net farm loss is \$32,500 or more, you will be able to deduct \$17,500 from your other income. For more information, see "Restricted farm losses (partly deductible)" on page 48.

### Register for online mail

You can now choose to receive notices of assessment and reassessment, as well as some letters online. When you register for online mail, the Canada Revenue Agency (CRA) will no longer print and mail correspondence items to you. Instead, you will receive an email to notify you that there is mail to view in your secure online business account at [www.cra.gc.ca/mybusinessaccount](http://www.cra.gc.ca/mybusinessaccount). For more information, see "Receive your CRA mail online" on page 58.

### Revised information return for partnerships

The returns, forms and schedules that make up the partnership information return have been revised for 2013.

The T5013 slip and Summary were redesigned and the box numbering changed. The T5013A slip is now obsolete and the information that was previously reported on it is now included on the revised T5013 slip.

The redesigned T5013 slip now has two slips per page and has fewer fixed boxes, 12 generic boxes and four text boxes, for entering additional text information.

### Qualified farm property and capital gains deduction

Under proposed changes, this exemption will be increased to \$800,000 for the 2014 and later tax years. Also, the exemption is proposed to be indexed after 2014. For more information, see "Qualified farm property and capital gains deduction" on page 51.

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## Definitions

**Arm's length** – relationship or transaction between persons who act in their separate interests.

Related persons are not considered to be dealing with each other at arm's length. Related persons include individuals connected by a blood relationship, marriage, common law partnership, or adoption (legal or in fact). A corporation and an individual, or two corporations, may also be related persons.

Unrelated persons **might not** be dealing with each other at arm's length at a particular time. For example, one person is under the influence or control of the other, or the persons are considered to be acting together. Each case depends upon its own facts.

For more information, see the archived Interpretation Bulletin IT 419, *Meaning of Arm's Length*.

**Available for use** – generally, the **earliest of**:

- the time the property is first used by the claimant to earn income; and
- the time the property is delivered or is made available to the claimant and is capable of producing a saleable product or service.

**Capital cost** – the amount on which you first claim capital cost allowance (CCA). The capital cost of a property is usually the total of:

- the purchase price (not including the cost of land, which is not depreciable);
- the part of your legal, accounting, engineering, installation, and other fees that relate to buying or constructing the property (not including the part that applies to land);
- the cost of any additions or improvements you made to the property after you acquired it, if you did not claim these costs as a current expense (such as modifications to accommodate persons with disabilities); and
- for a building, soft costs (such as interest, legal and accounting fees, and property taxes) related to the period you are constructing, renovating, or altering the building, if these expenses have not been deducted as current expenses.

**Capital cost allowance (CCA)** – the deduction you can claim over a period of several years for the cost of depreciable property, that is, property that wears out or becomes obsolete over time like a building, furniture, or equipment, that you use in your business or professional activities.

**Depreciable property** – the property on which you can claim CCA. It is usually capital property used to earn income from a business or property. The capital cost can be written off as CCA over a number of years. You usually group depreciable properties into classes. For example, diggers, drills, and tools acquired after May 1, 2006, that cost \$500 or more belong in Class 8. You have to base your CCA claim on the rate assigned to each class of property.

**Fair market value (FMV)** – generally, the highest dollar value you can get for your property in an open and

unrestricted market between an informed and willing buyer and an informed and willing seller who are dealing at arm's length with each other.

**Non arm's length** – relationship or transaction between two persons who are related to each other.

However, a non-arm's length relationship might also exist between unrelated individuals, partnerships, or corporations, depending on the circumstances. For more information, see the definition for "arm's length" on page 5.

**Motor vehicle** – an automotive vehicle designed or adapted for use on highways and streets. A motor vehicle does not include a trolley bus or a vehicle designed or adapted to be operated only on rails.

**Passenger vehicle** – a motor vehicle designed or adapted primarily to carry people on highways and streets. It seats a driver and no more than eight passengers. Most cars, station wagons, vans, and some pick-up trucks are passenger vehicles. They are subject to the limits for CCA, interest, and leasing. A passenger vehicle does **not** include:

- an ambulance;
- a clearly marked police or fire emergency response vehicle;
- a motor vehicle you bought to use more than 50% as a taxi, a bus used in the business of transporting passengers, or a hearse used in a funeral business;
- a motor vehicle you bought to sell, rent, or lease in a motor vehicle sales, rental, or leasing business;
- a motor vehicle (except a hearse) you bought to use in a funeral business to transport passengers;
- a van, pick-up truck, or similar vehicle that seats no more than the driver and two passengers and that, in the tax year you bought or leased it, was used more than 50% to transport goods and equipment to earn income;
- a van, pick-up truck, or similar vehicle that, in the tax year you bought or leased it, was used 90% or more to transport goods, equipment, or passengers to earn income;
- a pick-up truck that, in the tax year you bought or leased it, was used more than 50% to transport goods, equipment, or passengers to earn or produce income at a remote work location or at a special work site that is at least 30 kilometres from the nearest community with a population of at least 40,000; and
- a clearly marked emergency medical service vehicle used to carry paramedics and their emergency medical equipment.

**Proceeds of disposition** – the amounts you receive, or that we consider you to have received, when you dispose of your property (usually the selling price of the property). Proceeds of disposition is also defined to include, amongst other things, compensation received for property that has been expropriated, destroyed, or stolen.

**Undepreciated capital cost (UCC)** – generally, the amount left after you deduct CCA from the capital cost of a depreciable property. Each year, the CCA you claim reduces the UCC of the property.

## Chapter 1 – General information

### Farming income

Farming income includes income you earned from the following activities:

- soil tilling;
- livestock raising or showing;
- racehorse maintenance;
- poultry raising;
- dairy farming;
- fur farming;
- tree farming;
- fruit growing;
- beekeeping;
- cultivating crops in water or hydroponics;
- Christmas tree growing;
- operating a wild-game reserve;
- operating a chicken hatchery;
- operating a feedlot.

In certain circumstances, you may also earn farming income from:

- raising fish;
- market gardening;
- operating a nursery or greenhouse;
- operating a maple sugar bush (includes the activity of maple sap transformation into maple products if this activity is considered incidental to the basic activities of a maple sugar bush, such as the extraction and the collection of maple sap, which are farming activities).

Farming income **does not include** income you earned from working as an employee in a farming business, or from trapping.

#### Note

Include all your income when you calculate it for tax purposes. If you fail to report all your income, you may be subject to a penalty of 10% of the amount you failed to report after your first omission.

A different penalty may apply if you knowingly or under circumstances amounting to gross negligence participate in the making of a false statement or omission on your income tax return. The penalty is 50% of the tax attributable to the omission or false statement (minimum \$100).

### You were asking?

- Q. When does a farming business start? Can I deduct the costs I incur before and during the start of my farming business?
- A. We look at each case on its own merits. Generally, we consider that a farming business starts whenever you begin some significant activity that is a regular part of the business, or that is necessary to get the business going.

For example, suppose you decide to buy enough poultry for resale to start your farming business. We would consider this to be the starting point of your business. You can usually deduct all of the expenses you have incurred up to that point to earn farming income. You could still deduct the expenses if, despite all your efforts, your business wound up. On the other hand, if you review several different types of farming activities in the hope of going into a farming business of some kind, we would not consider that your business has begun. In this case, you cannot deduct any of the costs you have incurred.

For more information about the start of a business, see the archived Interpretation Bulletin IT-364, *Commencement of Business Operations*.

The law allows Statistics Canada to access business information collected by the Canada Revenue Agency (CRA). Statistics Canada can now share with provincial statistical agencies, for research and analysis purposes only, data concerning business activities carried out in the respective province.

### How to report your farming income

You can earn farming income as a self-employed farmer or as a partner of a farm partnership. Most of the rules that apply to self-employed farmers also apply to partners. However, if you are a partner, you should see “Reporting partnership income” on page 10.

### Fiscal period

You report your farming income based on a fiscal period. A **fiscal period** is the time covered from the day your farming business starts its business year, to the day it ends its business year. For an existing business, the fiscal period is usually 12 months. A fiscal period cannot be longer than 12 months. However, it can be shorter than 12 months in some cases, such as when a new business starts or when a business stops.

Self-employed individuals generally have to use a December 31 year-end. If you are an eligible individual, you may be able to use another method of reporting business income that allows you to keep a fiscal period that does not end on December 31. If your fiscal year-end is not December 31, you will need Guide RC4015, *Reconciliation of Business Income for Tax Purposes*, to calculate the amount of business income to report on your 2013 income tax return. The publication includes Form T1139, *Reconciliation of 2013 Business Income for Tax Purposes*.

If you filed Form T1139 with your 2012 income tax return, generally you have to file that form again for 2013.

## Reporting methods

You can report your farming income using the cash method or the accrual method of accounting.

### Cash method

When you use this method, you:

- report income in the fiscal period that you receive it; and
- deduct expenses in the fiscal period that you pay them.

For special rules on prepaid expenses, see “Prepaid expenses” on page 19.

If you use the cash method and receive a post-dated cheque as security for a debt, include the amount in income when the cheque is payable.

If you receive a post-dated cheque as an absolute payment for a debt and the cheque is payable before the debt is due, include the amount in your income on one of the following dates, whichever is earlier:

- the date the debt is payable; or
- the date that you cash or deposit the cheque.

#### Note

The preceding post-dated cheque rules apply to income-producing transactions, such as the sale of grain. They do not apply to transactions involving capital property, such as the sale of a tractor.

When you use the cash method in a farming business, do not include inventory when you calculate your income. There are, however, two exceptions to this rule. For more information, see “Line 9941 – Optional inventory adjustment included in 2013,” and “Line 9942 – Mandatory inventory adjustment included in 2013” on page 28.

For more information on the cash method for farming income, see the archived Interpretation Bulletin IT-433, *Farming or Fishing – Use of Cash Method*.

### Accrual method

When you use this method you:

- report income in the fiscal period you earn it, no matter when you receive it; and
- deduct expenses in the fiscal period you incur them, whether or not you pay them in that period.

For special rules on prepaid expenses, see “Prepaid expenses” on page 19.

When you calculate your income using the accrual method, the value of all inventories, such as livestock, crops, feed, and fertilizer will form part of the calculation. Make a list of your inventory and count it at the end of your fiscal period. Keep this list as part of your business records.

You can use **one** of the following three methods to value your inventory:

- value all inventory at its **FMV** (see “Definitions” on page 5);

- value individual items at cost or FMV, whichever is lower (when you cannot easily tell one item from another, you can value the items as a group); or
- value livestock according to the unit price base. For this method, complete Form T2034, *Election to Establish Inventory Unit Prices for Animals*.

Use the same method you used in past years to value your inventory. The value of your inventory at the start of your 2013 fiscal period is the same as the value at the end of your 2012 fiscal period. If this is your first year operating a farming business, you will not have an opening inventory at the start of your fiscal period.

For more information on inventories, see the archived Interpretation Bulletin IT-473, *Inventory Valuation*.

#### Note

If you use the accrual method to calculate your farming income, calculate your cost of goods sold on a separate piece of paper. Form T2042 does not have a line to calculate this amount.

## Changing your method of reporting income

If you decide to change your method of reporting income from the **accrual method** to the **cash method**, simply use the cash method when you file your next income tax return. Make sure you include a statement that shows each adjustment you had to make to your income and expenses because of the difference in methods.

If you decide to change from the **cash method** to the **accrual method**, you have to receive permission from your tax services office. Ask for this change in writing before the date you have to file your income tax return. In your letter, explain why you want to change methods.

Because there is a difference between the cash and accrual methods, the first time you file your income tax return using the accrual method, make sure you include a statement that shows each adjustment you had to make to your income and expenses.

## Business records

You are required by law to keep records of all your transactions to support your income and expense claims.

Keep a record of your daily income and expenses. We do not issue record books nor suggest any type of book or set of books. There are many record books and bookkeeping systems available. For example, you can use a book that has columns and separate pages for income and expenses.

Keep your records along with your duplicate deposit slips, bank statements, and cancelled cheques. Keep separate records for each business you run. If you want to keep computerized records, make sure they are clear and easy to read.

#### Note

Do not send your records with your income tax return. However, do keep them in case we ask to see them at a later date.

## Benefits of keeping complete and organized records

You can benefit from keeping complete and organized records. For example:

- When you earn income from many places, good records help you identify the source of income. If you keep proper records, you may be able to prove that some income is not from your business, or that it is not taxable.
- Keeping good records will remind you of expenses you can deduct when it is time to do your income tax return.
- Good records will keep you better informed about the past and present financial position of your business.
- Good records can help you budget, spot trends in your business, and get loans from banks and other lenders.
- Good records can prevent problems you may run into if we audit your income tax returns.

## Consequences of not keeping adequate records

If you do not keep the necessary information and you do not have any other proof, we may have to determine your income using other methods.

We may also disallow expenses that you deducted if you are unable to support them.

There are penalties for not keeping adequate records, for not giving the CRA access to your records when requested, and for not giving information to CRA officials when asked.

## Income records

Keep track of the gross income that your farming business earns. Gross income is your total income before you deduct the cost of goods sold and expenses. Your income records should show the date, amount, and source of the income. Record the income whether you received cash, property, or services. Support all income entries with original documents. Original documents include sales invoices, cash register tapes, receipts, cash purchase tickets from the sale of grain, and cheque stubs from marketing boards.

## Expense records

Always get receipts or other vouchers when you buy something for your business. When you buy merchandise or services, the receipts have to show:

- the date of the purchase;
- the name and address of the seller or supplier;
- the name and address of the buyer; and
- a full description of the goods or services.

### You were asking?

- Q. What should I do if there is no description on a receipt?
- A. When you buy something, make sure the seller describes the item. However, sometimes there is no description on the receipt, as with a cash register tape.

In this case, you should write what the item is on the receipt or in your expense journal.

- Q. What should I do if a supplier does not want to give me a receipt?
- A. When you buy something, make sure you get a receipt. Suppliers who are GST/HST registrants are required to provide receipts. Farmers must obtain documentation to support the transactions they enter in their books and records. Your farming related transactions may be denied if you do not have the proper documentary evidence to support your purchases. For more information, see Guide RC4022, *General Information for GST/HST Registrants*.

Keep a record of the properties that you bought. This record should show who sold you the property, the cost, and the date you bought it. This information will help you calculate your CCA and other amounts. Chapter 4 explains how to calculate CCA.

If you sell or trade a property, show the date you sold or traded it and the amount of the payment or credit from the sale or trade-in.

## Time limits for keeping records

Depending on the situation, you have to keep your records and related vouchers for the following lengths of time:

- if you file your income tax return on time, a minimum of six years after the end of the tax year to which they relate;
- if you file your income tax return late, six years from the date you file your return; and
- if you file an objection or appeal, until either:
  - the issue is settled and the time for filing any further appeal expires; or
  - the six-year period mentioned above has expired, whichever is later.

These retention periods do not apply to certain records. For more information, see the latest Information Circular IC78-10, *Books and Records Retention/Destruction*. If you want to destroy your records and related vouchers before the minimum six-year period is over, you must first get written permission from your tax services office. To do this, either use Form T137, *Request for Destruction of Records*, or prepare your own written request. For more information, see Guide RC4409, *Keeping Records*, or go to [www.cra.gc.ca/records](http://www.cra.gc.ca/records).

## Instalment payments

As a self-employed farmer, you may have to make an instalment payment. Your 2014 instalment payment is due on December 31. In most cases, we will send you an installment reminder showing an instalment amount we have calculated for you. However, there are different methods that can be used to calculate instalment payments.

You may have to pay interest and a penalty if you do not pay the full instalment amount you owe on time.



For more information about instalment payments or instalment interest charges, see Pamphlet P110, *Paying Your Income Tax by Instalments*.

#### Note

If any of the dates mentioned above falls on a Saturday, a Sunday, or a statutory holiday, you have until the next business day to make your instalment payments.

## Dates to remember

**February 28, 2014** – If you have employees, file your 2013 T4 and T4A information returns by this date. Also, give your employees their copies of the T4 and T4A slips by this date.

**March 31, 2014** – Most farm partnerships will file a partnership information return by March 31, 2014. However, there are exceptions. See Guide T4068, *Guide for the T5013 Partnership information return*.

**April 30, 2014** – Pay any balance owing for 2013 by this date. Also, file your 2013 income tax return if the expenditures of the business are mainly the cost or the **capital cost** (see “Definitions” on page 5) of tax shelter investments.

**June 15, 2014** – File your 2013 income tax return by this date if you have self-employed farming income or if you are the spouse or common-law partner of someone who does, unless the expenditures of the business are mainly the cost or the capital cost of tax shelter investments. Remember to pay any balance owing by April 30, 2014, to avoid interest charges.

**December 15, 2014** – Make your 2014 instalment payment by this date.

## Employment Insurance (EI) benefits for self-employed persons

Beginning in the year you register to participate in the EI program, your EI premiums will be calculated on your income tax return for that year. For example, if you register in 2013 to participate in this program, premiums for 2013 will be calculated on your 2013 income tax return and will be payable by April 30, 2014.

Subsequently, if you pay your income tax by instalment, EI premiums may be included in your instalment payments.

When you register for the program, EI premiums will be payable on your self-employment income for the entire year, regardless of the date you register. For example, whether you register in April 2013 or December 2013, you will pay EI premiums on your self-employment income for the entire 2013 year.

EI premiums are payable on the amount of your earnings from self-employment, up to an annual maximum amount. The annual maximum amount for 2013 is \$47,400.

For more information, visit [www.servicecanada.gc.ca](http://www.servicecanada.gc.ca).

## Goods and services tax/harmonized sales tax (GST/HST) registration

If your total gross revenue from your GST/HST taxable sales, including those taxed at the rate of 0% (zero rated), is more than \$30,000 in a calendar quarter or in four consecutive calendar quarters, you have to register for GST/HST.

Generally, if your gross revenue is equal to or less than \$30,000, you do not have to register, but you can do so voluntarily. It may benefit you to register because GST/HST registrants are able to claim input tax credits.

#### Note

Nova Scotia, New Brunswick, Ontario, Newfoundland and Labrador, and Prince Edward Island harmonized the GST with their provincial sales tax to create the HST.

On April 1, 2013, British Columbia returned to PST and GST at the rate of 5%. Also on April 1, 2013 Prince Edward Island implemented the HST at the rate of 14%.

For information about GST/HST taxable farm goods and services, zero-rated farm products, and zero-rated farm purchases, see page 56. For more information on GST/HST, go to [www.cra.gc.ca/gsthst](http://www.cra.gc.ca/gsthst).

## The GST/HST Registry

The GST/HST Registry is an online service that allows you to validate the GST/HST number of a business, which helps make sure that claims submitted for input tax credits include only the GST/HST charged by suppliers who are registered for the GST/HST. For more information, go to [www.cra.gc.ca/gsthstregistry](http://www.cra.gc.ca/gsthstregistry).

You can validate the Quebec Sales Tax (QST) registration number by going to the QST registry on the Revenu Québec website at [www.revenuquebec.ca/en/sepf/services/sgp\\_validation\\_tvq/default.aspx](http://www.revenuquebec.ca/en/sepf/services/sgp_validation_tvq/default.aspx).

## What is a partnership?

A partnership is usually the relationship between persons who carry on a business in common with the belief they will make a profit. You can have a partnership without a written agreement. To help you decide if you are a partner in a certain business, determine the type and extent of your involvement in the business and check the laws of your province or territory.

When you form, change, or dissolve a relationship that may be a partnership, consider:

- whether the relationship is a partnership;
- the special rules about capital gains or losses and the recapture of CCA that apply when you transfer properties to a partnership;
- the special rules that apply when you dissolve a partnership; and
- the special rules that apply when you sell or dispose of your interest in a partnership.

For more information about partnerships, see the archived Interpretation Bulletin IT-90, *What is a Partnership?*

## Limited partnership

A limited partnership is a partnership that gives its partners limited responsibilities that are similar to those given to shareholders of a corporation. A limited partner's liability as a partner is, like its name implies, limited. A general partner, on the other hand, has unlimited liability.

## Reporting partnership income

A partnership does not generally pay income tax on its income and does not file an income tax return. Instead, each partner files an income tax return to report his or her share of the partnership's net income or loss. This requirement is the same whether the share of income was received in cash or as credit to one of the partnership's capital accounts.

## Partnership losses

A partnership can have a loss. However, apply the loss carry over rules to each partner and not to the partnership. For example, when you complete your own income tax return, combine your share of the partnership non-capital losses with any other non-capital losses you have in the year. Apply this amount against your income.

The loss carry forward period is 20 years for:

- non-capital losses, farm losses, restricted farm losses, and life insurer's Canadian life investment losses incurred; and
- investment tax credits (ITC) earned for scientific research and experimental development (SR&ED).

## Filing requirements for partnerships

For 2011 and later taxation years, a partnership that carries on a business in Canada, or a Canadian partnership with Canadian or foreign operations or investments, has to file a T5013 partnership information return for each of its fiscal periods, if:

- at the end of the fiscal period, the partnership has an absolute value of revenues plus an absolute value of expenses of more than \$2 million, or has more than \$5 million in assets; or
- at any time during the fiscal period,
  - the partnership is a tiered partnership (for example, the partnership has another partnership as a partner or is itself a partner in another partnership);
  - the partnership has a partner that is a corporation or a trust;
  - the partnership invested in flow-through shares of a principal-business corporation that incurred Canadian resource expenses and renounced those expenses to the partnership; or
  - the Minister of National Revenue requests one in writing.

For more information about the partnership information return, go to [www.cra.gc.ca/partnership](http://www.cra.gc.ca/partnership) or see Guide T4068, *Guide for the Partnership Information Return (T5013 Forms)*.

## Capital cost allowance (CCA)

A partnership can own **depreciable property** (see "Definitions" on page 5) and claim CCA on it. Individual partners however, cannot claim CCA on property the partnership owns.

From the capital cost of depreciable property, subtract any investment tax credit (ITC) allocated to the individual partners. We consider this allocation to be made at the end of the partnership's fiscal period. Also, you have to reduce the capital cost by any type of government assistance received. Box 040 of your T5013 slip will show the amount of CCA the partnership claimed on your behalf. This amount has already been deducted from your business income in box 116 of the T5013 slip. Do not deduct this amount again. For more information about CCA and the adjustments to capital cost, see Chapter 4.

Any taxable capital gain or recapture from the sale of property the partnership owns is included in the income of the partnership. Also, any allowable capital or terminal loss from the sale of partnership-owned property is the loss of the partnership.

For more information about capital gains and losses, as well as recapture and terminal losses, see Chapter 4.

## Eligible capital expenditures

A partnership can own eligible capital property and deduct an annual allowance. Any income from the sale of eligible capital property the partnership owns is income of the partnership. For more information about eligible capital expenditures, see Chapter 5.

## Goods and services tax/harmonized sales tax (GST/HST) rebate for partners

If you are an individual who is a member of a partnership, you may be able to get a rebate for the GST/HST that you paid on certain expenses. The rebate is based on the GST/HST that you paid on expenses that you deducted from your share of the partnership income on your income tax return. However, special rules apply if your partnership paid you an allowance for those expenses.

As an individual who is a member of a partnership, you may qualify for the GST/HST partner rebate if:

- the partnership is a GST/HST registrant; and
- you personally paid GST/HST on expenses that:
  - you did not incur on the account of the partnership; and
  - you deducted from your share of the partnership income on your income tax return.

We base the rebate on the amount of the expenses subject to GST/HST that you deduct on your income tax return. Examples of expenses subject to GST/HST are vehicle costs, and certain business-use-of-home expenses.

You can also get a GST/HST rebate for the CCA that you claim on certain types of property. For example, you can claim CCA for a vehicle you bought to earn partnership income if you paid GST/HST when you bought it.

Use the chart “Other amounts deductible from your share of net partnership income (loss)” on page 3 of Form T2042, *Statement of Farming Activities*, to claim expenses for which the partnership did not reimburse you or any other deductible amounts.

For more information, see “Line 9943 – Other amounts deductible from your share of net partnership income (loss)” on page 31.

#### Note

Enter the amount of the GST/HST rebate for partners that relates to eligible expenses other than CCA on line 9974 on page 2 of Form T2042. In Area B on page 4 of Form T2042, reduce the UCC for the beginning of 2014 by the portion of the rebate that relates to the eligible CCA.

For more information about the GST/HST rebate, see Guide RC4091, *GST/HST Rebate for Partners*, which includes Form GST370, *Employee and Partner GST/HST Rebate Application*.

### Investment tax credit (ITC)

An investment tax credit (ITC) lets you subtract, from the taxes you owe, part of the cost of some types of property you acquired or expenditures you incurred. You may be able to claim this credit in 2013 if you bought qualifying property, incurred qualifying expenditures, including monies paid to agricultural organizations through check-offs, levies, or cash assistance; or were allocated renounced Canadian exploration expenses. You may also be able to claim the credit if you have unused ITC's from years before 2013. For more information about ITCs, see Form T2038(IND), *Investment Tax Credit (Individuals)*.

## Chapter 2 – Income from Farming

### Sole proprietorships

If you are a sole proprietor of a farming business, complete all of the applicable areas and lines on Form T2042, *Statement of Farming Activities*.

### Partnerships

The details of your farming activities that you have to give us depend on the type of partnership you are in. If you are a partner in a partnership that **has to file** a partnership information return, complete Form T2042 as follows:

- Complete the “Identification” area.
- Enter your gross partnership farming income (box 125 on your T5013 slip) on line 168 of your income tax return. Enter the amount from box 124 (or box 101 if a limited partnership) of your T5013 slip on line d on page 3 of Form T2042.

- Complete the “Other amounts deductible from your share of net partnership income (loss)” chart to claim any expenses for which the partnership did not reimburse you, or other amounts you may be able to deduct. Also, complete the “Calculation of business-use-of-home expenses” chart if it applies to you. For more information, see “Line 9945 – Business-use-of-home expenses” on page 31.

- Enter your share of the net income or loss from the farming business on line 9946, “Your net income (loss).” If you did not make any adjustments to the amount in box 124 (or box 101 if a limited partnership) of your T5013 slips, the amount you enter on line 9946 will be the same as the amount you entered on line d.

If you are a partner in a partnership that **does not have to file** a partnership information return, complete Form T2042 as follows:

- Complete the “Identification” section.
- Complete the “Income” section to report the business income for the partnership.
- Complete the “Net Income (loss) before adjustments” section..
- Complete the “Other amounts deductible from your share of net partnership income (loss)” chart to claim any expenses for which the partnership did not reimburse you or any other amounts you may be able to deduct. Also, complete the “Calculation of business-use-of-home expenses” chart if it applies to you. For more information, see page 31.
- Complete the “Details of other partners” chart.

To see if your partnership has to file a partnership information return, see “Filing requirements for partnerships” on page 10.

### How to complete Form T2042, *Statement of Farming Activities*

In the middle of this guide, you will find two copies of Form T2042, *Statement of Farming Activities*. This form can help you calculate your income and expenses for income tax purposes. We encourage you to use it; however, we will continue to accept other types of financial statements.

You have to complete a separate form **for each** business you operate. For more information about the tax consequences of operating more than one business, see the archived Interpretation Bulletin IT-206, *Separate Businesses*.

File your completed Form T2042 with your income tax return.

#### Note

If you are participating in the AgriStability and AgriInvest do not use Form T2042. Instead, use one of the following:

Form T1163, *Statement A – AgriStability and AgriInvest Programs Information and Statement of Farming Activities for Individuals*;

Form T1164, *AgriStability and AgriInvest Programs Information and Statement of Farming Activities for Additional Farming Operations*;

Form T1273, *Statement A – Harmonized AgriStability and AgriInvest Programs Information and Statement of Farming Activities for Individuals*; or

Form T1274, *Statement B – Harmonized AgriStability and AgriInvest Programs Information and Statement of Farming Activities for Additional Farming Operations*.

The forms are included in the applicable AgriStability and AgriInvest Programs guides. If you need one of the AgriStability and AgriInvest Programs guides, go to [www.cra.gc.ca/forms](http://www.cra.gc.ca/forms) or call 1-800-959-5525.

## Identification

Complete all the lines that apply to your farming business.

Enter your program account number (15 characters), assigned by the CRA, in the appropriate area.

Indicate the period that your business year covered, which is your fiscal period. For an explanation of fiscal period, see page 6.

Enter the **industry code** that best describes your farming activity. If more than 50% of your farming business involved one specific activity, choose the code that identifies that main activity. However, if your farming operation involved more than one type of farming activity, and none of these makes up more than 50% of your farming business, choose the appropriate combination farming code from the list.

The following is a list of codes that apply to farming activities:

### Livestock farm

- 112110 Beef cattle ranching and farming, including feedlots
- 112120 Dairy cattle and milk production
- 112210 Hog and pig farming
- 112310 Chicken egg production
- 112320 Broiler and other meat-type chicken production
- 112330 Turkey production
- 112340 Poultry hatcheries
- 112391 Combination poultry and egg production
- 112399 All other poultry production
- 112410 Sheep farming
- 112420 Goat farming
- 112510 Aquaculture
- 112991 Animal combination farming
- 115210 Support activities for animal production

### Other animal specialties farm

- 112910 Apiculture
- 112920 Horse and other equine production
- 112930 Fur-bearing animal and rabbit production
- 112999 All other miscellaneous animal production

### Field-crop farm

- 111110 Soybean farming
- 111120 Oilseed (except soybean) farming
- 111130 Dry pea and bean farming
- 111140 Wheat farming
- 111150 Corn farming
- 111190 Other grain farming
- 111211 Potato farming
- 111219 Other vegetables (except potato) and melon farming
- 111330 Non-citrus fruit and tree nut farming
- 111411 Mushroom production
- 111419 Other food crops grown under cover
- 111421 Nursery and tree production
- 111422 Floriculture production
- 111910 Tobacco farming
- 111940 Hay farming
- 111993 Fruit and vegetable combination farming
- 111994 Maple syrup and products production
- 111999 All other miscellaneous crops farming
- 115110 Support activities for crop production

If your Form T2042 is for a farming partnership, identify your percentage of the partnership and enter the 9-digit Partnership business number from the Form T5013 you received, if applicable.

If you did not prepare Form T2042, enter the name and address of the person or firm that prepared it for you.

If you have a tax shelter, enter the identification number on the appropriate line.

If you are claiming a deduction or losses for 2013, attach to your income tax return any applicable T5003 slip, *Statement of Tax Shelter Information*, and a completed Form T5004, *Claim for Tax Shelter Loss or Deduction*. For more information on tax shelters, go to [www.cra.gc.ca/taxshelters](http://www.cra.gc.ca/taxshelters).

#### Note

The identification number issued for this tax shelter shall be included in any income tax return filed by the investor. Issuance of the identification number is for administrative purposes only and does not in any way confirm the entitlement of an investor to claim any tax benefits associated with the tax shelter.

### Tax tip

For more information about how to protect yourself against tax schemes, go to [www.cra.gc.ca/alert](http://www.cra.gc.ca/alert).

## Internet business activities

You may earn income from your webpage(s) or site(s):

- by selling goods and/or services on your own page(s) or site(s). You may have a shopping cart and process payment transactions yourself or using a 3rd party service.
- if your site doesn't support transactions but your customers call, complete and submit a form or email you to make a purchase order, booking, etc.
- by selling goods and/or services on auction, marketplace or similar sites operated by others.
- if you earn income from advertising, income programs or traffic your site generates. This would include:
  - static advertisements you place on your site for other businesses;
  - affiliate programs;
  - advertising programs such as GoogleAdSense or Microsoft adCentre, or
  - other types of traffic programs.

Enter the number of webpage(s) and/or site(s) your business earns income from.

Enter the address(es) of your page(s) and/or site(s) in the fields provided. If you have more than five sites, enter the addresses of those that generate the most internet income.

If you don't have a website but you have created a profile or other page describing your business on blogs, auction, market place or any other portal or directory site(s), then enter the address(es) of the page(s) if they generate income.

Enter the percentage of income generated from the Internet. If you do not know the exact percentage, provide an estimate.

## Farming income

### Lines 9370 to 9378 (inclusive)

Enter the income from the sale of your grains and oilseeds – whether sold directly or through an agency – on the appropriate lines 9371 to 9378. If you have other income from grains and oilseeds not listed on lines 9371 to 9378, enter the amount on line 9370.

If you sold grain directly or through an agency, include in income all the amounts that you received from these sales. For example, include any Canadian Wheat Board payments from the sale of wheat, durum wheat, and barley.

When you delivered grain to a licensed public elevator or process elevator, you received a storage ticket, a cash purchase ticket, or a deferred cash purchase ticket.

If you received a **storage ticket**, a sale did **not** take place. Therefore, you do not have to include that amount in income.

However, if you received a **cash purchase ticket**, a sale **did** take place. Because we consider that you have received a payment at the time that you received the ticket, you have to include this amount in income.

If you received a **deferred cash purchase ticket**, you may be able to defer the income until the following tax year. You can do this if the ticket provides for payment after the end of the tax year in which you delivered the grain. This carry-over of income is only allowable in specific situations. For more information, see the archived Interpretation Bulletin IT-184, *Deferred Cash Purchase Tickets Issued for Grain*.

### Cash advances

Under the *Agricultural Marketing Programs Act*, you may be able to get advances for crops that someone stores in your name. We consider these advances to be loans. Do not include these payments in your income until the crops are sold. However, include the full amount from the sale of your crops in your income for the tax year in which the sale occurs.

### Lines 9421 to 9424 (inclusive)

Enter the total income from the sale of the identified produce on the applicable line. Whether you sold produce directly or through an agency, include in income all the amounts you received from these sales.

Do not include amounts received from the sale of greenhouse vegetables. For more information see line 9425.

### Line 9420 – Other crops

Enter the total income from the sale of pulse crops, sugar beets, hops, or any other crops you have not identified on another line.

### Line 9425 – Greenhouse and nursery products

Enter the total income from the sale of such things as ornamental plants, shrubs, trees, cut and field-grown flowers, rooted cuttings, seeds and bulbs, sod and turf, and greenhouse vegetables.

### Line 9426 – Forage crops or seeds

Enter the total income from the sale of hay, alfalfa, clover and clover seed, alsike, timothy, fescue, grass seed, or any other forage crops or seeds.

### Lines 9471 to 9474 (inclusive) – Livestock sold

On the applicable line, enter the total income from the sale of the identified livestock. In some cases you can defer including some amounts in income, as explained below. These deferrals do not apply if you were a non-resident and were not carrying on a farming business through a fixed place of business in Canada at the end of the tax year. They also do not apply in the year of the farmer's death.

## Line 9470 – Other animal specialties

Enter on this line the total income from the sale of any other livestock not specifically identified on another line (for example, the sale of horses, ponies, goats or llamas). Include amounts from the sale of fur-bearing animals you raised in captivity, such as fox, chinchilla, mink, or rabbit, as well as income from an apiary operation.

### Prescribed drought region (PDR)

In some cases, you may be able to defer the applicable income received from the sale of breeding animals in your 2013 fiscal period to a later fiscal period. To be able to do this, you must meet the following **two** conditions:

- your farming business was located in a PDR at some time during your 2013 fiscal period; and
- you reduced, by sale or other means, the number of breeding animals in your breeding herds by at least 15%.

For a list of PDRs, contact us at **1-800-959-5525** or Agriculture and Agri-Food Canada (AAFC) at the telephone numbers in the government section of your telephone book. You will also find the list of PDRs on the AAFC webpage at [www.agr.gc.ca/pfra/drought/program\\_e.htm](http://www.agr.gc.ca/pfra/drought/program_e.htm).

### Prescribed flood region (PFR)

Eligible farmers who dispose of breeding livestock in a tax year because of flood or excessive moisture will be permitted to exclude a portion of the sale proceeds from their incomes until the following tax year. You may wish to file your 2008 and subsequent income tax returns based on the proposed legislation in the same manner as you would for a prescribed drought region.

For a list of the prescribed regions of flood or excessive moisture, go to [www.fin.gc.ca/n08/09-024-eng.asp](http://www.fin.gc.ca/n08/09-024-eng.asp).

### Breeding animals

The following are considered to be breeding animals:

- bovine cattle;
- bison;
- goats;
- sheep;
- deer, elk, and other similar grazing ungulates you keep for breeding; and
- horses that you breed to produce pregnant mares' urine that you sell.

#### Note

Only include breeding animals that are older than 12 months.

To determine the size of your breeding herd at the end of your 2013 fiscal period, complete the following chart:

<b>Breeding herd chart</b>	
<b>Part 1</b>	
How many of your female bovine cattle over 12 months of age (held at the end of your 2013 fiscal year) have given birth?	_____ 1
How many of your female bovine cattle over 12 months of age (held at the end of your 2013 fiscal year) have <b>never</b> given birth?	_____ 2
Enter one half of the amount from line 1	_____ 3
Enter either the amount from line 2 or line 3, whichever is less	_____ 4
<b>Part 2</b>	
How many breeding animals did you have at the end of your 2013 fiscal period?	_____ 5
Enter the amount from line 2	_____ 6
Enter the amount from line 4	_____ 7
Line 6 <b>minus</b> line 7	_____ 8
Number of breeding animals in your breeding herd at the end of your 2013 fiscal period: Line 5 <b>minus</b> line 8	===== 9
If the amount from line 9 is <b>not</b> more than 85% of the total number of animals in your breeding herd at the end of your 2012 fiscal year, you can defer part of the income received in 2013 from the sale of breeding animals.	

Before you determine how much you can defer, you need to calculate a few amounts. First, determine your sales of breeding animals for your 2013 fiscal period **minus** any reserves you claimed for these sales.

A **reserve** is created when you sell property and do not receive the full proceeds at the time of the sale. Instead, the amount of proceeds is spread over a number of years, which allows you to defer reporting these proceeds to the year in which you receive them. For more information on reserves, see the archived Interpretation Bulletin IT-154, *Special Reserves*.

After you have determined your sales of breeding animals, subtract from this amount the cost of breeding animals you bought in your 2013 fiscal period. The result is your net sales amount.

You then determine how much you can defer as follows:

- if the amount at line 9 is more than 70% and not more than 85% of your breeding herd at the end of your 2012 fiscal period, you can defer up to 30% of your net sales amount; or
- if the amount at line 9 is between 0% and 70% of your breeding herd at the end of your 2012 fiscal period, you can defer up to 90% of your net sales amount.

You do not have to defer all of this income. You can include any part of it in your 2013 income. The deferred income must, however, be reported in the fiscal period that ends in:

- the year beginning after the period or periods when the region stops being a PDR or PFR;
- the year when a farmer dies; or
- the first year when, at the end of that year, the farmer is a non-resident and has ceased to carry on business through a fixed place of business in Canada.

If you want, you can elect to report the deferred income in the year after you deferred it.

However, as long as your farming business was in a PDR/PFR at any time in your 2013 fiscal period, you do not have to include income you deferred in earlier years.

### **Line 9476 – Milk and cream (not including dairy subsidies) and Line 9477 – Eggs**

On the applicable line, enter the total income from selling eggs, milk, and cream. Do not include any amount you received as dairy subsidies. Include these in your 2013 fiscal period on line 9541.

### **Line 9520 – Other commodities**

On this line, enter the total income from selling any other commodity not specifically identified on another line. Other commodities include the sale of semen, stud services, embryo transplants, artificial insemination, and pregnant mares' urine. Also include amounts from the sale of maple products, mushrooms, and ginseng.

### **Program payments**

You should receive an AGR-1 slip, *Statement of Farm-Support Payments*, to identify your 2013 taxable farm-support payments for all farm-support programs from which you received payments of more than \$100. These include farm-support programs administered by the federal, provincial, territorial, and municipal governments, and by producer associations.

You have to include in income all taxable farm-support payments you received in your 2013 fiscal period, including amounts of \$100 or less.

If your farm is operated as a partnership, only one partner should attach the AGR-1 slip to his or her income tax return. However, if your partnership has to file a partnership information return, you should file the slip with that return.

If the annual period of the AGR-1 slip is not the same as the fiscal period of your farming operation, report only the part of the farm-support payments that you earned during your normal fiscal period. For example, if your farming business has a fiscal period ending on June 30, 2013, and your AGR-1 slip shows income of \$10,000 in box 14, but you earned only \$6,000 of that income by June 30, 2013, include only \$6,000 in your income for your 2013 fiscal period. Include the remaining \$4,000 in your next fiscal period. However, include the AGR-1 slip issued for the 2013 calendar year with your 2013 income tax return or partnership information return.

If you are a former Net Income Stabilization Account (NISA) program participant and received an AGR-1 slip with a positive amount in box 18, report it as income on line 130 of your income tax return. The figure in box 18 represents taxable amounts paid out of your NISA Fund 2 account.

The back of the AGR-1 slip contains information about how to report amounts that appear in the various boxes.

### **Line 9541 – Dairy subsidies**

Enter the dairy or milk subsidies that you received.

### **Line 9542 – Crop insurance**

Enter any insurance proceeds that you received from federal, provincial, or joint federal/provincial programs for loss of crops.

### **Line 9540 – Other payments**

Include the total income that you received from all other stabilization and farm-subsidy programs made to farm producers under federal, provincial, municipal, or joint programs.

**Disaster assistance program payments** – Enter any payments that you received from federal or provincial disaster assistance programs. These include the following:

- the Agricultural Income Disaster Assistance (AIDA) Program in Saskatchewan, Manitoba, Nova Scotia, Newfoundland and Labrador, New Brunswick, Prince Edward Island, and Quebec;
- the Canadian Farm Income Program (CFIP) in Saskatchewan, Manitoba, Nova Scotia, Newfoundland and Labrador, New Brunswick, Prince Edward Island, and Quebec;
- the Whole Farm Insurance Pilot (WFIP) Program in British Columbia;
- the Farm Income Disaster Program (FIDP) in Alberta, and
- the Ontario Whole Farm Relief Program (OWFRP) and the Ontario Farm Income Disaster Program (OFIDP) in Ontario.

**Destroying livestock** – You have to include in income any payments you received under the *Health of Animals Act* for destroying animals. You can choose to deduct all or part of the payment as an expense in the year. However, if you choose to do this, you have to include in your income for your next fiscal period the amount you deduct in your 2013 fiscal period. If you deferred payments in your 2012 fiscal period, you have to include the deferred amounts as income in 2013.

### **Line 9570 – Rebates**

Enter the amount of the rebate, grant, or assistance you received on this line. Before doing so, reduce any related expense or the capital cost of a related depreciable asset by the amount of the rebate, grant, or assistance you received. For more information, see "Grants, subsidies, and rebates" on page 40. For more information about GST/HST rebates, go to [www.cra.gc.ca/gsthst](http://www.cra.gc.ca/gsthst).

## Line 9601 – Custom or contract work, and machine rentals

Enter the total of your incidental farming income from such things as custom or contract work, hauling, custom trucking, harvesting, combining, crop dusting or spraying, seeding, drying, packing, cleaning, treating seeds, and renting farm machinery.

## Line 9604 – Insurance proceeds

Enter the amount of any insurance proceeds you received as compensation for loss or damage to certain types of property. For example, you may have received insurance proceeds for damage to a building due to fire, or for the loss of livestock to disease.

Enter the total insurance proceeds on this line if you are being reimbursed for:

- the cost of non-depreciable property that you previously deducted as a current expense; or
- the cost of property that was a saleable item, such as livestock.

If the insurance proceeds compensated you for **damages** to depreciable property, and you used all of them to **repair** the property within a reasonable period of time, include the proceeds as income on this line. Claim a deduction for the same amount in the “Other expenses” area on page 3 of Form T2042. Claim repairs to depreciable property that is machinery on line 9760 and repairs to motor vehicles on line 9819. If you did not spend all of the insurance proceeds on repairs within a reasonable length of time, we consider the amounts you did not spend to be proceeds of disposition. Report these amounts in column 4 of Area A on page 5 of Form T2042. For more information, see “Column 4 – Proceeds of disposition in the year” on page 35.

Insurance proceeds that compensate you for **replacement** of **lost** or **destroyed** depreciable property are considered to be proceeds of disposition for that depreciable property. Do not include this type of insurance proceeds on this line. For more information, see Chapter 4. For information on how insurance affects the adjusted cost base of capital property, see Chapter 7.

Do not include insurance proceeds from federal, provincial, or municipal government programs. For information on government insurance programs, see lines 9540 and 9542 on this page.

## Line 9605 – Patronage dividends

Report patronage dividends (other than those for consumer goods or services) that are received by eligible members of agricultural co-operatives on line 9605.

If you receive a patronage dividend in the form of “tax deferred co-operative shares,” there is no need to immediately include it in income. Tax may be deferred until the shares are disposed of (or deemed to be disposed of). The balance of the shares could then be carried forward and sheltered until actual (or deemed) proceeds of disposition.

## Line 9600 – Other income

Enter the total of any other farming income that you have not specifically identified on another line. The following paragraphs identify some of these income items.

### Wood sales (including stumpage)

If you operated or regularly harvested a woodlot, include in your income the amounts from the sale of trees, lumber, logs, poles, or firewood.

From this income, you can deduct a type of capital cost allowance known as a depletion allowance. For more information, see the archived Interpretation Bulletin IT-481-CONSOLID, *Timber Resource Property and Timber Limits*.

If you earned the income by letting other people remove standing timber from your woodlot, the proceeds may be a capital receipt. A taxable capital gain or an allowable capital loss may result. For more information on capital gains and losses, see Chapter 7 of this guide and Guide T4037, *Capital Gains*.

For more information on the sale of wood, see the archived Interpretation Bulletin IT-373-CONSOLID, *Woodlots*.

### Gifts

In your income, include the **FMV** (see “Definitions” on page 5) of livestock or other items you gave away that you would normally have sold.

Once you give the livestock or other items away, you cannot deduct any more costs for raising or maintaining them.

### Payment in kind

A payment in kind occurs when you receive or give goods or services instead of money. For instance, to pay someone for a business expense, you may give him or her something you produced on your farm instead of money. When you do this, include the FMV of the goods or services in income. Deduct the same amount as an expense.

If you received a payment in kind for a product you would normally have sold, include the FMV of the product in income.

If you were a landlord renting out land involved in sharecropping, we consider any payment in kind you received to be rental income.

### Surface rental for petroleum or natural gas exploration

If you received payments for leasing your farmland for petroleum or natural gas exploration, these payments will be either income or a capital receipt. Include in your income the yearly amounts for rental, severance, or inconvenience from a surface rental agreement.

The first payment from these agreements is often larger than the rest of the annual payments. However, the agreement may not specify how much of the first payment is for such things as damage to land, land improvements, severance, inconvenience, or the first year’s rent. When this happens, in the year you received the first payment, include in income an amount that is equal to the annual payment you will receive in the following years. The rest of



the payment will be considered as payment for property for income tax purposes. This may result in either a capital gain or loss. For information about capital gains, see Chapter 7.

### **Rental income**

Except for the surface rental previously explained, you do not usually include rental income in your farming income. To determine your rental income, use Form T776, *Statement of Real Estate Rentals*. You will find this form in Guide T4036, *Rental Income*.

If you were a landlord renting out land involved in sharecropping, we consider the payments that you received, whether in kind or cash, to be rental income for tax purposes.

### **Recapture of capital cost allowance (CCA)**

Include in your income the amount of any recapture of CCA you have from selling depreciable property such as tools and equipment.

To find out if you have any recapture of CCA complete the applicable areas on Form T2042. For more information, see Chapter 4.

### **Miscellaneous**

Include in your income amounts that you receive from the sale of soil, sand, gravel, or stone. For some of these items, you can claim a depletion allowance.

You can deduct 100% of the cost of property such as small tools if they cost less than \$500. If you did this and you later sold that property, you have to include in income the amount that you received from the sale.

Include in your income prizes that you won from fairs or farming exhibitions. For more information, see the archived Interpretation Bulletin IT-213, *Prizes from lottery schemes, pool system betting and giveaway contests*.

### **Line 9659 – Gross income**

Gross farming income is your total farming income before you deduct expenses. Enter your gross farming income on line 168 of your income tax return.

## Chapter 3 – Expenses

This chapter discusses the more common expenses you might incur to earn income from your business activities. Incur means that you paid or will pay the expense.

### Current or capital expenses

Renovations and expenses that extend the useful life of your property or improve it beyond its original condition are usually capital expenses. However, an increase in a property's market value because of an expense is not a major factor in determining whether the expense is capital or current. To determine whether an amount is a current expense or a capital expense, consider your answers to the questions in the following chart.

Current or capital expenses		
Criteria	Capital expenses	Current expenses
<b>Does the expense provide a lasting benefit?</b>	A capital expense generally gives a lasting benefit or advantage. For example, the cost of putting vinyl siding on the exterior walls of a wooden house is a capital expense.	A current expense is one that usually recurs after a short period. For example, the cost of painting the exterior of a wooden house is a current expense.
<b>Does the expense maintain or improve the property?</b>	The cost of a repair that improves a property beyond its original condition is probably a capital expense. If you replace wooden steps with concrete steps, the cost is a capital expense.	An expense that simply restores a property to its original condition is usually a current expense. For example, the cost of repairing wooden steps is a current expense.
<b>Is the expense for a part of a property or for a separate asset?</b>	The cost of replacing a separate asset within a property is a capital expense. For example, the cost of buying a compressor to use in your business operation is a capital expense. This is the case because a compressor is a separate asset, and is not a part of the building.	The cost of repairing a property by replacing one of its parts is usually a current expense. For instance, electrical wiring is part of a building. Therefore, an amount you spend to rewire is usually a current expense, as long as the rewiring does not improve the property beyond its original condition.
<b>What is the value of the expense?</b> (Use this test only if you cannot determine whether an expense is capital or current by considering the three previous tests.)	Compare the cost of the expense to the value of the property. Generally, if the cost is of considerable value in relation to the property, it is a capital expense.	This test is not a determining factor by itself. You might spend a large amount of money for maintenance and repairs to your property all at once. If this cost was for ordinary maintenance that was not done when it was necessary, it is a maintenance expense, and you deduct it as a current expense.
<b>Is the expense for repairs to used property that you acquired to put it in suitable condition for use?</b>	The cost of repairing used property that you acquired to put it in a suitable condition for use in your business is considered a capital expense even though in other circumstances it would be treated as a current operating expense.	Where the repairs were for ordinary maintenance of a property that you already had in your business, the expense is usually current.
<b>Is the expense for repairs made to an asset in order to sell it?</b>	The cost of repairs made in anticipation of selling a property, or as a condition of sale, is regarded as a capital expense.	When the repairs would have been made anyway, but a sale was negotiated during the course of the repairs or after their completion, the expense is considered current.

For more information, see "Chapter 4 – Capital cost allowance (CCA)," and the archived Interpretation Bulletin IT-128, *Capital Cost Allowance – Depreciable Property*.

You cannot claim expenses you incur to buy capital property. However, as a rule, you can deduct any reasonable current expense you incur to earn farming income. The deductible expenses include any GST/HST you incur on these expenses minus the amount of any input tax credit claimed. Also, since you cannot deduct personal expenses, enter only the business part of expenses on Form T2042.

#### Note

When you claim the GST/HST you paid on your business expenses as an input tax credit, reduce the amounts of the business expenses you show on Form T2042 by the amount of the input tax credit. Do this when the GST/HST for which you are claiming the input tax credit was paid or became payable. Similarly, subtract any rebate, grant, or assistance from the expense to which it applies. Enter the net figure on the proper

line. Any such assistance you claim for the purchase of depreciable property used in your business will affect your claim for CCA. If you cannot apply the rebate, grant, or assistance you received to reduce a particular expense, or to reduce an asset's capital cost, include the total on line 9570, "Rebates," on Form T2042. For more information, see "Grants, subsidies, and rebates" on page 40.

"Enter business part only," on Form T2042, means that you do not include any of the following in your expenses:

- salary or wages (including drawings) paid to self, partner(s), or both;
- the cost of saleable goods or services that you, your family, or your partners and their families used or consumed (including items such as dairy products, eggs, fruit, vegetables, poultry, and meat);
- donations to charities and political contributions;
- interest and penalties you paid on your income tax;
- most life insurance premiums (for more information on a limited exception, see line 9804 on page 21);
- the part of any expenses that can be attributed to non-business use of business property; and
- most fines and penalties imposed after March 22, 2004, under the law of Canada or a province or a foreign country.

### Prepaid expenses

A prepaid expense is an expense you pay for ahead of time. Under the **accrual method** of accounting, claim the expense you prepay in the year or years in which you get the related benefit. For example, suppose your fiscal year-end is December 31, 2013. On June 30, 2013, you prepay the rent on your building for a full year (July 1, 2013, to June 30, 2014). You can only deduct one-half of this rent as an expense in 2013. You can deduct the other half as an expense in 2014.

Under the **cash method** of accounting, you cannot deduct a prepaid expense amount (other than for inventory) relating to a tax year that is two or more years after the year the expense is paid. However, you can deduct the part of an amount you paid in a previous year for benefits received in the current tax year. These amounts are deductible as long as you have not previously deducted them. For example, if you paid \$600 for a three-year service contract for office equipment in 2013, you can deduct \$400 in 2013. This represents the part of the expense that applies to 2013 and 2014. On your 2015 income tax return, you could then deduct the balance of \$200 for the part of the prepaid lease that applies to 2015.

For more information, see the archived Interpretation Bulletin IT-417, *Prepaid Expenses and Deferred Charges*.

### Line 9661 – Containers and twine

Enter the total amount that you paid for material to package, contain, or ship your farm produce or products.

If you operated a nursery or greenhouse, deduct the cost of your containers and pots for the plants you sold.

### Line 9662 – Fertilizers and lime

Enter the total amount that you paid for fertilizers and lime you used in your farming business.

### Line 9663 – Pesticides (herbicides, insecticides, fungicides)

Enter the total amount that you paid for herbicides, insecticides, and fungicides.

### Line 9664 – Seeds and plants

Enter the total amount that you paid for seeds and plants. Do not include the cost of seeds and plants that you used in your personal vegetable or flower garden.

### Line 9711 – Feed, supplements, straw, and bedding

Enter the total amount that you paid for feed, supplements, straw, and bedding you purchased for your farming business. You cannot deduct the value of the feed, straw, or bedding you grew.

### Line 9712 – Livestock purchased

Enter the amount that you paid for all livestock you purchased.

### Line 9713 – Veterinary fees, medicine, and breeding fees

Enter the total amount that you paid for medicine for your animals, and for veterinary and breeding fees. Examples of such fees include the cost of artificial insemination, stud service and semen, embryo transplants, disease testing, and neutering or spaying.

### Machinery expenses

The expense of operating and maintaining your machinery is the total of line 9760 and line 9764 below.

### Line 9760 – Repairs, licences, and insurance

Enter the total amount of repair, licence fee, and insurance premium expenses you incurred for your machinery. If you received insurance proceeds to help pay for repairs, see "Line 9604 – Insurance proceeds" on page 16.

### Line 9764 – Gasoline, diesel fuel, and oil

Enter the total amount that you paid for fuel and lubricants for your machinery.

### Line 9795 – Building and fence repairs

Deduct repairs to fences and all buildings that you used for farming, except your farmhouse. Do not include the value of your own labour. If the expenditure improved a fence or building beyond its original condition, the costs are capital expenditures. Add the expenditure to the cost of the asset on your CCA charts on Form T2042. We explain the CCA charts in Chapter 4.

For more information on capital expenditures, see the archived Interpretation Bulletin IT-128, *Capital Cost Allowance – Depreciable Property*.

If you used your farmhouse for business reasons, see “Line 9945 – Business-use-of-home expenses” on page 31.

#### Note

You may have received insurance proceeds to pay for the cost of repairs. If the insurance proceeds compensated you for damages to depreciable property such as buildings or fences, and you used all of them to repair the property within a reasonable period of time, you can claim a deduction for the amount spent on repairs on line 9795. However, you have to include the insurance proceeds as income on line 9604. If you did not spend all of the insurance proceeds on repairs within a reasonable length of time, include the unexpended excess as proceeds of disposition in column 4 of “Area A – Calculation of capital cost allowance (CCA)” on Form T2042. For more information, see “Column 4 – Proceeds of disposition in the year” on page 35.

### Line 9796 – Clearing, levelling, and draining land

Enter the total of the expenses listed below. In most cases, you can deduct the costs for:

- clearing the land of brush, trees, roots, stones, and so on;
- first ploughing of the land for farm use;
- building an unpaved road; and
- installing land drainage.

You do not have to deduct all of the costs in the year that you paid them. If you paid all of the costs, you can deduct any part of them in the year that you paid them. You can carry forward any part of the costs that you did not deduct to another year.

However, if you rented land to someone else, you cannot deduct the costs mentioned above. Instead, you may be able to:

- add these costs to the cost of the land; or
- if you plan to build on the land right away, add these costs to the cost of the building; or
- if you installed a tile, plastic, or concrete land drainage system, the cost can be included under Class 8 in the CCA charts on Form T776, *Statement of Real Estate Rentals*.

In this case, add the costs for a tile, plastic or concrete land drainage system to Class 8 on your CCA charts on Form T2042. For more information, see Chapter 4.

For more information, see the archived Interpretation Bulletin IT-485, *Cost of clearing or levelling land*.

### Improving land

You cannot deduct the cost of a paved road. Instead, you have to add this cost to Class 17 of your CCA charts on Form T2042. For more information, see Chapter 4.

You can deduct most of the cost to drill or dig water wells in the year you did the work. However, you have to add some of the costs to Class 8 on your CCA charts. The costs you add to Class 8 are those you incurred to purchase and install:

- the casing and cribwork for the well; and

- the system that distributes water, including the pump and pipes.

You can deduct amounts that you paid to have public utilities brought to your farm, as long as the installations remain the property of the utility.

You can deduct amounts that you paid under the *Canada Cooperative Associations Act* to build a distribution system under a gas service contract.

### Line 9797 – Crop insurance

Enter the amount of deductible premiums to the Crop Insurance Program. Do not include any premiums for private, business-related, or motor vehicle insurance. For information on other types of insurance, see line 9760 on page 19, line 9804 on page 21, and line 9819 on page 22.

### Line 9798 – Custom or contract work, and machinery rental

Enter the expenses that you incurred for custom and contract work, and machinery rental. For example, you may have had a contract with someone who cleaned, sorted, graded, and sprayed the eggs that your hens produced, or someone who had facilities to age the cheese that you produced. You may have also contracted someone to do your harvesting, combining, crop dusting, or seed cleaning.

### Line 9799 – Electricity

Only the part of your electricity costs that relates to your farming business is deductible. To determine the part that you can deduct, keep a separate record of the amounts that apply to the farmhouse, and to other farm properties.

For example, the business part of your electricity expense will depend on how much electricity you used for the barns and shops. Because the electricity for the farmhouse is a personal expense, you cannot deduct it unless you meet the conditions that we explain in “Line 9945 – Business-use-of-home expenses” on page 31.

Do not include on Form T2042 the electricity expense for a house that you rented to someone else. This is a rental expense, which you enter on Form T776, *Statement of Real Estate Rentals*. You can get Form T776 in Guide T4036, *Rental Income*.

### Line 9802 – Heating fuel

Enter the total amount you paid for natural gas, coal, and oil to heat farm buildings. Also enter your expenses for fuel used for curing tobacco, crop drying, or greenhouses.

You can deduct only the part of these costs that relates to your farming business. To determine the part that you can deduct, keep a separate record of the amounts that you paid for the farmhouse and for other farm properties.

For example, the business part of your heating fuel expense will depend on how much heating fuel you used for the barns and shops. Because the heating fuel for the farmhouse is a personal expense, you cannot deduct it unless you meet the conditions we explain in “Line 9945 – Business-use-of-home expenses” on page 31.

Do not include on your statement of farming activities the heating fuel expenses for a house that you rented to someone else. This is a rental expense, which you enter on Form T776. You can get Form T776 in Guide T4036.

### **Line 9803 – Insurance program overpayment recapture**

Enter the amount of any insurance program overpayment recapture that you incurred. You should receive an AGR-1 slip, *Statement of Farm-Support Payments*, identifying the amount of the recapture in box 17.

### **Line 9804 – Insurance**

Enter the amount of business-related insurance premiums that you paid to insure your farm buildings, farm equipment (excluding machinery and motor vehicles), livestock, and business interruption.

In most cases, you cannot deduct your life insurance premiums. However, if you use your life insurance policy as collateral for a loan related to your farming business, you may be able to deduct a limited part of the premiums you paid. For more information, see the archived Interpretation Bulletin IT-309, *Premiums on Life Insurance Used as Collateral*.

In most cases, you cannot deduct the amounts you paid to insure personal property such as your home or car. However, if you used the personal property for your farming business, you can deduct the business part of these costs. For more information, see “Line 9945 – Business-use-of-home expenses” on page 31 and “Line 9819 – Motor vehicle expenses” on page 22.

### **Line 9805 – Interest**

You can deduct interest you incurred on money borrowed for farming business purposes or to acquire property for farming business purposes.

However, there are limits on:

- the interest you can deduct on money you borrow to buy a passenger vehicle. For more information, see “Line 9819 – Motor vehicle expenses” on page 22.
- the amount of interest you can deduct for vacant land. Usually, you can only deduct interest up to the amount of income from the land that remains after you deduct all other expenses. You cannot use any remaining amounts of interest to create or increase a loss, and you cannot deduct them from other sources of income.

You can deduct interest that you paid on any real estate mortgage you incurred to earn farming income, but you cannot deduct the principal part of loan or mortgage payments. Do not deduct interest on money that you borrowed for personal purposes or to pay overdue income taxes.

You may be able to deduct interest expenses for a property that you used for farming business purposes, even if you have stopped using the property for such purposes because you are no longer in the farming business. For more information, call us at 1-800-959-5525.

### **Line 9808 – Office expenses**

You can deduct the cost of office expenses. These include small items such as pens, pencils, paper clips, stationery, and stamps. Office expenses do not include items such as calculators, filing cabinets, chairs, and desks. These are capital items. For more information on capital property, see Chapter 5.

### **Line 9809 – Legal and accounting fees**

Deduct the fees you incurred for external professional advice or services, including consulting fees.

You can deduct accounting and legal fees you incur to get advice and help in keeping your records. You can also deduct fees you incur for preparing and filing your income tax and GST/HST returns.

You can deduct accounting or legal fees you paid to have an objection or appeal prepared against an assessment for income tax, Canada Pension Plan or Quebec Pension Plan contributions, or Employment Insurance premiums. However, the full amount of these deductible fees must first be reduced by any reimbursement of these fees that you have received. Report the difference on line 232 of your income tax return. If you received a reimbursement in 2013 for the types of fees that you deducted in a previous year, report the amount you received on line 130 of your 2013 income tax return.

You cannot deduct legal and other fees you incur to buy capital property. Instead, add these fees to the cost of the property. For more information on capital property, see Chapter 5.

For more information, see the archived Interpretation Bulletin IT-99R5-CONSOLID, *Legal and Accounting Fees*.

### **Line 9810 – Property taxes**

Enter the amount of land, municipal, and realty taxes that you paid for property used in your farming business. Since the municipal tax for the farmhouse is a personal expense, you cannot deduct it unless you meet the conditions we explain in “Line 9945 – Business-use-of-home expenses” on page 31.

If you are repaying a loan for land drainage through your property tax payments to your township, you cannot include the amount that you repaid as part of your property tax expense.

### **Line 9811 – Rent (land, buildings, and pasture)**

You can deduct rent incurred for land, buildings, and pasture used in your farming business.

If you farmed on a sharecrop basis and paid your landlord a share of the crop, you can do **one** of the following:

- Add to your income the FMV (see “Definitions” on page 5) of the crops that you gave your landlord. Deduct the same amount as a rent expense.
- Do not include the FMV in income and do not deduct the amount as a rent expense.

## Line 9814 – Salaries, wages, and benefits (including employer’s contributions)

You can deduct gross salaries and other benefits you pay to employees. Do not deduct salaries or drawings paid or payable to yourself or to a partner. For more information, see “Details of equity” on page 32.

The Canada Pension Plan (CPP) is for all workers, including the self-employed. Employers, employees, and most self-employed individuals have to contribute to the CPP. The CPP can provide basic benefits when you retire or if you become disabled. When you die, the CPP can provide benefits to your surviving spouse or common-law partner and dependent children under the age of 25. For more information on contributions and benefits, visit the Service Canada website at [www.servicecanada.gc.ca](http://www.servicecanada.gc.ca).

Quebec workers including the self-employed are covered under the Quebec Pension Plan (QPP).

As the employer, you can deduct your part of CPP or QPP contributions, Employment Insurance premiums, Provincial Parental Insurance Plan (PPIP) premiums (the PPIP is an income replacement plan for residents of Quebec—for details, contact Revenu Québec), and workers’ compensation amounts payable on employees’ remuneration. For information on making payroll deductions, go to [www.cra.gc.ca/payroll](http://www.cra.gc.ca/payroll).

You can also deduct any insurance premiums you pay for an employee for a sickness, an accident, a disability, or an income insurance plan.

You can deduct the salary that you pay to your child, as long as you meet **all** these conditions:

- you pay the salary;
- the work that your child does is necessary for earning farming income; and
- the salary is reasonable when you consider your child’s age, and the amount you pay is what you would pay someone else.

Keep documents to support the salary you pay your child. If you pay your child by cheque, keep the cancelled cheque. If you pay cash, have the child sign a receipt.

Instead of cash, you may pay your child with a product from your business. When you do this, claim the value of the product as an expense and add to your gross sales an amount equal to the value of the product. Your child has to include the value of the product in his or her income.

You can also deduct the salary you pay to your spouse or common-law partner. When you pay your spouse or common-law partner a salary, use the same rules that apply to paying your child.

Report the salaries you pay to your children and spouse or common-law partner on T4 slips, the same as you would for other employees. However, you cannot claim the value of board and lodging you provide to your dependent children and spouse or common-law partner as an expense.

## Line 9819 – Motor vehicle expenses (not including CCA)

You can deduct expenses you incur to run a motor vehicle you use to earn farming income. Complete “Chart A – Motor vehicle expenses,” on page 6 of Form T2042. The chart will help you calculate the amount of motor vehicle expenses you can deduct. If you are a partner in a business partnership and you incur motor vehicle expenses for the business through the use of your personal vehicle, you can claim those expenses related to the business on “Line 9943 – Other amounts deductible from your share of net partnership income (loss)” on page 4 of the form. For more information, see page 31.

### Keeping records

You can deduct motor vehicle expenses only when they are reasonable and you have receipts to support them. To get the full benefit of your claim for each vehicle, keep a record of the total kilometres you drive and the kilometres you drive to earn farming income. For each business trip, list the date, destination, purpose, and number of kilometres you drive. Record the odometer reading of each vehicle at the start and end of the fiscal period.

If you change motor vehicles during the fiscal period, record the dates of the changes and the odometer readings when you buy, sell, or trade the vehicles.

### Simplified logbook for motor vehicle expense provisions

Following a federal initiative to reduce the paper burden on businesses, you can choose to maintain a full logbook for one complete year to establish a base year’s business use of a vehicle.

After one complete year of keeping a logbook (starting in 2009 or later) to establish the base year, you can use a three-month sample logbook to extrapolate business use for the entire year, as long as the usage is within the same range (within 10%) of the results of the base year. Businesses will have to show that the use of the vehicle in the base year remains representative of its normal use.

For more information about the sample logbook policy, go to [www.cra.gc.ca/autolog](http://www.cra.gc.ca/autolog).

### What type of vehicle do you own?

The kind of vehicle that you own can affect the expenses that you can deduct. For income tax purposes, there are two definitions of vehicles (see “Definitions” on page 5) that you should know about. They are:

- motor vehicles; and
- passenger vehicles.

If you own or lease a passenger vehicle, there may be a limit on the amounts that you can deduct for CCA, interest, and leasing costs. We explain the CCA limits in Chapter 4. You will find the limits on interest and leasing costs later in this section.

The following chart will help you to determine if you have a motor vehicle or a passenger vehicle. The chart does not cover every situation, but it gives some of the main definitions for vehicles bought or leased and used to earn business income.

Vehicle definitions			
Type of vehicle	Seating (includes driver)	Business use in year bought or leased	Vehicle definition
Coupe, sedan, station wagon, sports car, or luxury car	1 to 9	1% to 100%	passenger
Pick-up truck used to transport goods or equipment	1 to 3	more than 50%	motor
Pick-up truck (other than above)	1 to 3	1% to 100%	passenger
Pick-up truck with extended cab used to transport goods, equipment, or passengers	4 to 9	90% or more	motor
Pick-up truck with extended cab (other than above)	4 to 9	1% to 100%	passenger
Sport utility vehicle used to transport goods, equipment, or passengers	4 to 9	90% or more	motor
Sport utility vehicle (other than above)	4 to 9	1% to 100%	passenger
Van or minivan used to transport goods or equipment	1 to 3	more than 50%	motor
Van or minivan (other than above)	1 to 3	1% to 100%	passenger
Van or minivan used to transport goods, equipment, or passengers	4 to 9	90% or more	motor
Van or minivan (other than above)	4 to 9	1% to 100%	passenger

### Deductible expenses

The types of expenses you can claim on line 9819 include:

- licence and registration fees;
- fuel costs;
- insurance;
- interest on money borrowed to buy a motor vehicle;
- maintenance and repairs; and
- leasing costs.

You can also claim CCA, but you enter this amount on line 9936. For more information about CCA, see Chapter 4.

### Business use of a motor vehicle

If you use a motor vehicle for business and personal use, you can deduct only the part of the expenses that you paid to earn income. However, you can deduct the full amount of parking fees related to your business activities and supplementary business insurance for your motor vehicle. Farming business use includes things such as trips to pick up parts and farm supplies, or to deliver grain. If you did not live on your farm, the travel between the farm and your home is not considered business travel.

To support the amount you can deduct, keep a record of the total kilometres you drive and the kilometres you drive to earn income.

### Example

Murray's farming business has a December 31 year-end. He owns a truck that is not a passenger vehicle. He uses the truck to pick up supplies and equipment. Murray kept the following records for his 2013 fiscal period:

Farming business kilometres .....	27,000 km
Total kilometres .....	30,000 km

### Expenses:

Gasoline and oil.....	\$ 3,500
Repairs and maintenance .....	\$ 500
Insurance .....	\$ 1,000
Interest (on loan to buy truck).....	\$ 1,900
Licence and registration fees .....	\$ 100
Total expenses for the truck.....	<u>\$ 7,000</u>

This is how Murray determines the motor vehicle expenses he can deduct in his 2013 fiscal period:

$$\frac{27,000 \text{ (farming business kilometres)}}{30,000 \text{ (total kilometres)}} \times \$7,000 = \$6,300$$

Murray can deduct \$6,300 on line 9819 of Form T2042 as motor vehicle expenses for his 2013 fiscal period.

If you received insurance proceeds to help pay for repairs, see "Line 9604 – Insurance proceeds" on page 16.

### Joint ownership

If you and another person own or lease a passenger vehicle, the limits on CCA, interest, and leasing still apply. As a joint owner, the total amount you or any other owners deduct cannot be more than the amount one person owning or leasing the vehicle could deduct.

### More than one vehicle

If you use more than one motor vehicle for your farming business, for each vehicle keep a separate record for each vehicle that shows the total personal-use kilometres and farming business kilometres you drive, as well as the cost to run and maintain each vehicle. Calculate each vehicle's expenses separately.

For more information, see the archived Interpretation Bulletin IT-521, *Motor Vehicle Expenses Claimed by Self-Employed Individuals*.

## Interest

You can deduct interest on the money you borrow to buy a motor vehicle or passenger vehicle you use to earn farming income. Include the interest as an expense when you calculate your allowable motor vehicle expenses.

When you use a passenger vehicle to earn income, there is a limit on the amount of interest you can deduct. To calculate the interest you can deduct, complete "Chart B – Available interest expense for passenger vehicles" on page 5 of Form T2042.

### Example

Heather's farming business has a December 31 year-end. On January 1, 2013, she bought a new passenger vehicle that she uses for both personal and business use. She borrowed money to buy the vehicle, and the interest she paid in her 2013 fiscal period was \$2,200. Since the car that Heather bought is a passenger vehicle, there is a limit on the interest she can deduct. Heather's available interest is the lesser of:

- \$2,200 (the total interest she paid in her 2013 fiscal period); or
- \$3,650 (\$10 × 365 days).

Heather's records for her 2013 fiscal period:

Farming business kilometres .....	20,000 km
Total kilometres .....	25,000 km

### Expenses:

Gasoline and oil .....	\$2,000
Repairs and maintenance .....	\$1,000
Insurance.....	\$1,900
Interest (on loan to buy vehicle) .....	\$2,200
Licence and registration.....	\$ 60
Total vehicle expenses.....	<u>\$7,160</u>

Here is how Heather determines the motor vehicle expenses she can deduct in her 2013 fiscal period:

$\frac{20,000 \text{ (farming business kilometres)}}{25,000 \text{ (total kilometres)}} \times \$7,160 = \$5,728$

Heather can deduct \$5,728 on line 9819 of Form T2042 as motor vehicle expenses for her 2013 fiscal period.

## Leasing costs for a passenger vehicle

You can deduct amounts you incur to lease a motor vehicle you use to earn farming income. Include these amounts on line 9819.

When you use a passenger vehicle to earn farming income, there is a limit on the amount of the leasing costs you can deduct. To calculate your eligible leasing costs, complete the chart "Chart C – Eligible leasing costs for passenger vehicles," on page 5 of Form T2042.

If the lease agreement for your passenger vehicle includes such items as insurance, maintenance, and taxes, include them as part of the lease charges on line 1 of Chart C.

## Note

Generally, leases include taxes (GST/HST, or PST), but not items like insurance and maintenance. You have to pay these amounts separately. Include the taxes on line 1 of Chart C, and list the items like insurance and maintenance on the appropriate lines of "Chart A – Motor vehicle expenses".

For your 2013 fiscal period, use the GST rate of 5% or the HST rate of your specific province to complete Chart C.

The following example will show you how to calculate your eligible leasing costs. Use the chart of Form T2042 to help you complete the following example.

### Example

On July 1, 2013, Meadow started leasing a car that is a passenger vehicle. She used the car to earn farming income. Her business has a December 31 fiscal year end. The PST rate for her province is 8% and GST is 5%. Meadow entered the following for 2013:

Monthly lease payment .....	\$ 500	
Lease payments for 2013 .....	\$ 3,000	
Manufacturer's suggested list price.....	\$ 33,000	
Number of days in 2013 she leased the car.....	184	
GST and PST on \$30,000.....	\$ 3,900	
GST and PST on \$35,294.....	\$ 4,588	
GST and PST on \$800.....	\$ 104	
Total lease charges incurred in Meadow's 2013 fiscal period for the vehicle .....	\$ 3,000	1
Total lease payments deducted in fiscal periods before 2013 for the vehicle .....	\$ 0	2
Total number of days the vehicle was leased in 2013 and previous fiscal periods.....	184	3
Manufacturer's list price .....	\$ 33,000	4
The amount on line D (\$33,000) or (\$35,294 + \$4,588), whichever is more \$39,882 × 85%.....	\$ 33,900	5
(\$904 × 184) ÷ 30 .....	\$ 5,545	6
(\$33,900 × \$3,000) ÷ \$33,900 .....	\$ 3,000	7

Meadow's eligible leasing cost is either line 6 or 7, whichever amount is less. In this case, her allowable claim is \$3,000.

## Repayments and imputed interest

When you lease a passenger vehicle, you may have a repayment owing to you, or you may have imputed interest. If so, you will not be able to use the chart.

Imputed interest is interest that would be owing to you if interest were paid on the money that you deposited to lease a passenger vehicle. Calculate imputed interest for leasing costs on a passenger vehicle only if **all** the following apply:

- one or more deposits were made for the leased passenger vehicle;
- the deposit is, or the deposits are, refundable; and
- the total of the deposits is more than \$1,000.



For more information, see the archived Interpretation Bulletin IT-521, *Motor Vehicle Expenses Claimed by Self-Employed Individuals*.

### Line 9820 – Small tools

If a tool costs you less than \$500, you can deduct its full cost. If it costs you \$500 or more, add the cost to your CCA schedule as Class 8 property. For more information, see Chapter 4.

#### Note

Small tools that cost less than \$500 are fully deductible in the year of purchase. You may claim them as an expense at line 9820 or claim CCA by including them in Class 12 (with a CCA rate of 100%). Either method is acceptable, but do not claim the amount twice. For more information on CCA, see Chapter 4.

### Line 9937 – Mandatory inventory adjustment included in 2012

If you included an amount for the mandatory inventory adjustment (MIA) on line 9942 in your 2012 fiscal period, deduct the amount as an expense in your 2013 fiscal period. Do not include the valuation of inventories if you are using the accrual method of accounting. For more information about the accrual method, see “Reporting methods” on page 7.

For more information on MIA, see line 9942 on page 28.

### Line 9938 – Optional inventory adjustment included in 2012

If you included an amount for the optional inventory adjustment (OIA) on line 9941 in your 2012 fiscal period, deduct the amount as an expense in your 2013 fiscal period. Do not include the valuation of inventories if you are using the accrual method of accounting. For more information about the accrual method, see “Reporting methods” on page 7.

For more information on OIA, see line 9941 on page 28.

### Line 9790 – Other expenses

There are expenses you can incur to earn farming income, other than those listed on Form T2042. We cover some of them in the following sections. Enter on this line the total of other expenses you incurred to earn income, as long as you did not include them on a previous line. You do not have to list these expenses on the form.

You can pay some of your expenses by having them deducted from your cash grain tickets or grain stabilization payments. These expenses include seed, feed, sprays, or fertilizers. You can deduct these expenses if you include in your income the gross amount of the grain sale or stabilization payment.

#### Disability-related modifications

You can deduct expenses you incur for eligible disability-related modifications made to a building in the year you paid them, instead of adding them to the capital cost of your building. Eligible disability-related modifications include changes you make to accommodate

wheelchairs. For more information, see Guide T4002, *Business and Professional Income*.

#### Payment in kind

If you made a payment in kind for a farming business expense, include the FMV of the good or service in income. Deduct the same amount as an expense. For more information, see “Payment in kind” on page 16.

#### Leasing costs

Deduct the lease payments you incurred in the year for property used in your business. If you lease a passenger vehicle, see “Line 9819 – Motor vehicle expenses” on page 22.

If you entered into a lease agreement after April 26, 1989, you can choose to treat your lease payments as combined payments of principal and interest. However, you and the person from whom you are leasing have to agree to treat the payments this way. In this case, we consider that you:

- bought the property rather than leased it; and
- borrowed an amount equal to the FMV of the leased property.

You can deduct the interest part of the payment as an expense. You can also claim CCA on the property.

You can make this choice as long as the property qualifies and the total FMV of all the property that is subject to the lease is more than \$25,000. For example, a combine that you lease with a FMV of \$35,000 qualifies. However, office furniture and vehicles often do not qualify.

To treat your lease this way, file **one** of these forms with your income tax return for the year you make the lease agreement:

- Form T2145, *Election in Respect of the Leasing of Property*; or
- Form T2146, *Election in Respect of Assigned Leases or Subleased Property*.

#### Advertising

Deduct the cost of any advertising done for your farming business.

#### Telephone expenses

Do not deduct the basic monthly rate of your home telephone. However, you can deduct any long distance telephone calls you made on your home telephone for farming business.

If you have a separate telephone to use in your business and you use it for business calls only, you can deduct its basic monthly rate.

#### Memberships and subscriptions

Enter the amount of fees you incurred for memberships in farming organizations and for subscriptions to farming publications used in your farming activities.

#### Freight and trucking

Deduct the expenses you incurred for delivery, shipping, trucking, and other distribution costs related to your farming business.

### Premiums to a private health services plan (PHSP)

You can deduct premiums paid to a private health services plan (PHSP) if you meet the following conditions:

- your **net income from self-employment** (excluding losses and PHSP deductions) for the current or previous year is more than 50% of your **total income\***; or
- your **income from sources other than self-employment\*\*** is \$10,000 or less for the current or previous year;
- you are actively engaged in your farming business on a regular and continuous basis, individually or as a partner; and
- the premiums are paid to insure yourself, your spouse or common-law partner, or any member of your household.

\* For the purpose of this claim, calculate your **total income** as follows:

- the amount from line 150 of your 2012 or 2013 income tax return, whichever applies, before you deduct any amounts for PHSPs; **minus**
- the amount you entered on lines 207, 212, 217, 221, 229, 231, and 232 on your 2012 or 2013 income tax return, whichever applies.

\*\*For the purpose of this claim, calculate your **income from sources other than self-employment** as follows:

- the amount from line 150 of your 2012 or 2013 income tax return, whichever applies, before you deduct any amounts for PHSPs; **minus**
- the amount you entered on lines 135, 137, 139, 141, 143 (excluding business losses that reduced the amount on those lines), 207, 212, 217, 221, 229, 231, and 232 of your 2012 or 2013 income tax return, whichever applies.

You cannot claim a deduction for PHSP premiums if another person deducted the amount, or if you or anyone else claimed the premiums as a medical expense. For your premiums to be deductible, your PHSP coverage has to be paid under a contract with one of the following:

- an insurance company;
- a trust company;
- a person or partnership in the business of administering PHSPs;
- a tax-exempt trade union of which you or the majority of your employees are members; or
- a tax-exempt business organization or a tax-exempt professional organization of which you are a member.

For more information on PHSPs, see the archived Interpretation Bulletin IT-339, *Meaning of "private health services plan."*

For the purposes of this claim, the following terms apply:

- **Arm's length employees** are, generally, employees who are not related to you and who are not carrying on your business with you, for example, as your partners.

- **Qualified employees** are arm's length, full-time employees who have three months service since they last became employed with a business carried on by you, a business in which you are a majority interest partner, or a business carried on by a corporation affiliated with you. Temporary or seasonal workers are not qualified employees.

- **Insurable persons** are people to whom coverage is extended and who are either:

- qualified employees;
- people who would be qualified employees if they had worked for you for three months; or
- people carrying on your business (including yourself and your partners).

### How to calculate your maximum deduction for PHSPs

The following sections explain how to calculate your maximum PHSP deduction based on whether you had employees and whether you insured them throughout the year or for part of the year. Find the section that describes your situation.

#### Note

All PHSP deduction limits, including calculated limits, must include all applicable taxes as part of the total dollar amount.

### If you did not have any employees throughout 2013

Your PHSP deduction is restricted by an annual dollar limit. The limit is a maximum of:

- \$1,500 for yourself;
- \$1,500 for your spouse or common-law partner and each household member that is 18 years of age or older at the start of the period that they were insured; or
- \$750 for each household member under the age of 18 at the start of the period.

The maximum deduction is also limited by the number of days that the person was insured. Calculate your allowable maximum for the year by using the following formula:

$\frac{A}{365} \times (B + C)$ , where:

- A is the number of days during the period of the year that you insured yourself and your household members, if applicable, but insured less than 50% of your employees;
- B equals \$1,500 × the number of household members 18 and over insured during that period; and
- C equals \$750 × the number of household members under 18 insured during that period.

### Example 1

Edwin was a sole proprietor who ran his farm alone in 2013. He had no employees and did not insure any of his household members. Edwin paid \$2,000 for PHSP coverage in 2013. His coverage lasted from July 1 to December 31, 2013 (a total of 184 days). Edwin's maximum allowable PHSP deduction is calculated as follows:

$$\frac{184}{365} \times \$1,500 = \$756$$

Even though Edwin paid \$2,000 in premiums in 2013, he can only deduct \$756, because the annual limit is \$1,500 and he was only insured for about half of the year. If he had been insured for the entire year, his deduction limit would be \$1,500.

### Example 2

Bruce was a sole proprietor who ran his farm alone in 2013. He had no employees. From January 1 to December 31, he insured himself, his wife, and his two sons. Bruce paid \$1,800 to insure himself, \$1,800 to insure his wife, and \$1,000 for each of his sons. One of his sons was 15 years old and the other turned 18 on September 1. Bruce's PHSP deduction is limited to the following amounts:

- \$1,500 for himself;
- \$1,500 for his wife;
- \$750 for his 15-year-old son; and
- \$750 for the son who turned 18. This limit applies because he did not turn 18 until after the insured period began.

### If you had employees throughout 2013

If you had at least one **qualified employee** throughout all of 2013, and at least 50% of the **insurable persons** in your business were qualified employees, your claim for PHSP premiums is limited in a different way. Your limit is based on the lowest cost of equivalent coverage for each of your qualified employees.

Use the following steps to calculate your maximum allowable claim for the PHSP premiums paid for yourself, your spouse or common-law partner, and your household members.

For each of your qualified employees, calculate the following:

$X \times Y = Z$ , where:

- X equals the amount you would pay to provide yourself, your spouse or common-law partner, and your household members with coverage equal to that provided to a particular employee and his or her spouse or common-law partner and household members;
- Y equals the percentage of the premium you pay for that particular employee; and
- Z equals your limit based on that particular employee.

### Example 1

You have one qualified employee. To provide yourself with coverage equivalent to his or hers, you pay a premium of \$1,800. You pay 60% of your employee's premium. Your deduction limit for yourself is \$1,080, calculated as follows:

$$\$1,800 (\text{amount X}) \times 60\% (\text{amount Y}) = \$1,080 (\text{amount Z})$$

The maximum you can claim is \$1,080, if you had only one qualified employee.

If you had more than one qualified employee, you have to do the ( $X \times Y = Z$ ) calculation for each employee. Your limit is then the least amount you calculate for each and every employee.

### Example 2

You have three qualified employees, Jack, Jill, and Sue. The following table shows how much you would pay for coverage equivalent to each of theirs, and the percentage of each employee's premium that you pay.

Name of employee	Cost of equivalent coverage for yourself	% of the employee's premium you pay
Jack	\$1,500	20%
Jill	\$1,800	50%
Sue	\$1,400	40%

You have to do the following three calculations:

Jack:  $\$1,500 (X) \times 20\% (Y) = \$300 (Z)$

Jill:  $\$1,800 (X) \times 50\% (Y) = \$900 (Z)$

Sue:  $\$1,400 (X) \times 40\% (Y) = \$560 (Z)$

Your limit is \$300, the least of the amounts calculated for the three employees.

### Note

If you have a qualified employee with no coverage, you cannot claim your PHSP premiums as a deduction from self-employment income. However, you may be able to claim them as medical expenses.

If you had employees throughout 2013 but the number of **arm's length** employees you insured was less than 50% of all of the insurable persons in your business, your maximum allowable deduction is the **lesser** of the following two amounts:

### Amount 1

Determine this amount by using the following formula:

$$\frac{A}{365} \times (B + C), \text{ where:}$$

- A is the number of days during the period of the year that you insured yourself and your household members, if applicable, but insured less than 50% of your employees;
- B equals  $\$1,500 \times$  the number of people covered under the plan that includes you, your spouse or common-law

partner, and your household members that are 18 years of age or older; and

- C equals  $\$750 \times$  the number of household members under 18 insured during that period.

#### **Amount 2**

If you had at least one **qualified employee**, amount 2 is the lowest cost of equivalent coverage for each qualified employee, calculated by using the  $X \times Y = Z$  formula in the previous example. If you did not have at least one qualified employee, the limit in Amount 1 will apply.

#### **If you had employees for part of the year**

For the part of the year that you had at least one qualified employee and your insurable arm's length employees represented at least 50% of all the insurable persons in your business, calculate your limit **for that period** by using the  $X \times Y = Z$  formula in the previous section, "If you did not have any employees throughout 2013."

For the rest of the year that you had no employees or that your insurable arm's length employees represented less than 50% of all the insurable persons in your business, your deduction limit **for that remaining period** is the **lesser** of Amount 1 and Amount 2, calculated in the same way as in the previous section.

#### **Undeducted premiums**

If you deduct only part of your PHSP premium at line 9804, and you paid the premium in the year, you can include the undeducted balance when you calculate your non-refundable medical expense tax credit. For more information, see Line 330 in your *General Income Tax and Benefit Guide*.

#### **Line 9935 – Allowance on eligible capital property**

We explain how to determine this allowance in Chapter 5.

#### **Line 9936 – Capital cost allowance**

Enter the amount of CCA you calculate on the charts found on pages 4 and 5 of Form T2042. For more information on how to complete these charts, see Chapter 4.

#### **Line 9898 – Total farm expenses**

Enter the total of lines 9790, 9935, and 9936. Enter the business part only.

#### **Line 9899 – Net income (loss) before adjustments**

Enter the gross income minus the total farm expenses. If you are a partner in a partnership, this amount is the net farming business income of all partners. If you have a loss, enter the amount in brackets.

#### **Line 9941 – Optional inventory adjustment included in 2013**

If you want to include an inventory amount in income, read this section.

By making the optional inventory adjustment (OIA), you can include in your income an amount up to the FMV of your inventory minus the mandatory inventory adjustment

(MIA). You can only make the OIA if you use the cash method. For the meaning of inventory and FMV, see "Line 9942" below.

For the OIA, unlike for the MIA, the inventory does **not** have to be purchased inventory. It is the entire inventory you still have at the end of your 2013 fiscal period.

Enter the amount of your OIA on line 9941. You must deduct this amount as an expense in your next fiscal period.

#### **Line 9942 – Mandatory inventory adjustment included in 2013**

The mandatory inventory adjustment (MIA) decreases your net loss if you held inventory at the end of your fiscal period. Read this section, even if you do not have to make the MIA. This section will show you how to determine the value of the farm inventory you bought and still have at the end of your 2013 fiscal period. You will need to know this value if you have to make the MIA this year or in the future.

You have to make the MIA if **all** of the following apply:

- you use the cash method to report your income;
- you have a net loss on line 9899 of Form T2042; and
- you bought inventory and still have it at the end of your 2013 fiscal period. This does not refer only to inventory that you bought in 2013. It includes inventory that you had previously bought and still owned at the end of your 2013 fiscal period.

Your MIA is **the lesser** of:

- the net loss before adjustments on line 9899; or
- the value of the purchased inventory that you still have at the end of your 2013 fiscal period.

To calculate your MIA, complete charts 1, 2, 3, and 4 on page 55. Once you have completed chart 4, enter the amount on line 9942. For more information, see the archived Interpretation Bulletin IT-526, *Farming – Cash method inventory adjustments*.

In your 2014 fiscal period, deduct the MIA that you added to your net loss in your 2013 fiscal period.

#### **Note**

If you bought a specified animal (as defined below) in a **non-arm's length transaction** (see "Definitions" on page 5), we consider that you bought the animal in the same year and at the same price for which the seller bought it. A non-arm's length transaction is, for example, a transaction between members of a family, such as a husband and wife, or a parent and child.

To value your inventory, you need to know the meaning of the following terms.

**Inventory** is a group of items that a business holds and intends to consume or sell to its customers.

**Farm inventory** is tangible property that is:

- held for sale, such as harvested grain;

- used in the production of saleable goods, such as seed and feed; or
- in the process of being produced, such as standing crops, or feeder livestock.

Seed that you have already planted, and fertilizer or chemicals that you have already applied, are no longer part of your inventory items, but are included in the value of the standing crop that may be included in the Optional Inventory Adjustment (OIA).

**Purchased inventory** is inventory that you have bought and paid for.

**Specified animals** are horses. You may also choose to designate cattle that you registered under the *Animal Pedigree Act* as specified animals. To make this choice, put a note on your income tax return saying that you want to designate the animal this way. If you indicate on your return that it is a specified animal, we will continue to consider it as such until you sell it.

**Cash cost** is the amount you paid to buy your inventory.

**Fair market value (FMV)** is generally, the highest dollar value you can get for your property in an open and unrestricted market between an informed and willing buyer and an informed and willing seller who are dealing at arm's length with each other.

### Valuing your purchased inventory

To value your purchased inventory, read the text that follows and the example of how to complete the MIA charts. There are blank charts for you to use on page 55 of this guide. Keep these charts as part of your records.

Except for specified animals, you have to value any purchased inventory that you bought before or during your 2013 fiscal period at the lesser of:

- the cash cost; or
- the FMV value.

To determine which amount is less, compare separately each item or group of items in the inventory.

Value, at one of the following amounts, the specified animals that you bought **in** your 2013 fiscal period and still have at the end of this period:

- the cash cost;
- 70% of the cash cost; or
- any amount between these two amounts.

Value, at one of the following amounts, the specified animals that you bought **before** your 2013 fiscal period and still have at the end of this period:

- the cash cost;
- 70% of:
  - the value of the specified animals for MIA purposes as determined at the end of your 2012 fiscal period; **plus**
  - any amounts you paid in your 2013 fiscal period toward the purchase price; or
  - any amount between these two amounts.

### Example

Doug started his farming business in 2010 and uses the cash method to report his income. His year-end is December 31. Doug shows a net loss of \$55,000 in 2013 on line 9899. Doug has purchased inventory at the end of his 2013 fiscal period. This means he has to decrease his net loss by the MIA. Doug made a chart for the cash cost of his livestock that is purchased inventory at the end of his 2013 fiscal period.

#### Livestock

Year of purchase	Cost of purchase	Amount Doug paid by the end of his 2012 fiscal period
2013	\$30,000	\$25,000
2012	\$26,000	\$26,000*
2011	\$22,000	\$22,000
2010	\$20,000	\$20,000

\* For livestock bought in his 2012 fiscal period, Doug paid \$19,000 in 2012 and \$7,000 in 2013.

Doug's other inventory is fertilizer, seed, and fuel. The cash cost is the same as the FMV value for this inventory. Its value is as follows:

- bought in his 2013 fiscal period: \$15,000
- bought in his 2012 fiscal period: \$6,000
- bought in his 2011 fiscal period: \$5,000

At the end of his 2013 fiscal period, Doug did not have any other inventory that he bought before his 2011 fiscal period.

Doug has registered his livestock under the *Animal Pedigree Act*. He wants to designate these animals as specified animals. Doug completes chart 1 as follows.

Chart 1 Cash cost of purchased inventory	
Doug enters the amount he paid by the end of his 2013 fiscal period for the specified animals he bought:	
Fiscal period	Cash cost
■ in his 2013 fiscal period	\$ <u>25,000</u> 1
■ in his 2012 fiscal period	\$ <u>26,000</u> 2
■ in his 2011 fiscal period	\$ <u>22,000</u> 3
■ in his 2010 fiscal period	\$ <u>20,000</u> 4
■ before his 2010 fiscal period	\$ <u> 0</u> 5
Doug enters the amount he paid by the end of his 2013 fiscal period for all other inventory he bought:	
■ in his 2013 fiscal period	\$ <u>15,000</u> 6
■ in his 2012 fiscal period	\$ <u> 6,000</u> 7
■ in his 2011 fiscal period	\$ <u> 5,000</u> 8
■ in his 2010 fiscal period	\$ <u> 0</u> 9
■ before his 2010 fiscal period	\$ <u> 0</u> 10

Doug now knows that the cash cost of his purchased inventory, including his specified animals. He uses these amounts to calculate the value of his purchased inventory

at the end of his 2013 fiscal period. To do this, he completes charts 2, 3, and 4 as follows:

<b>Chart 2</b>	
<b>Value of purchased inventory for specified animals</b>	
The small letters in front of each line match the paragraphs at the end of this chart. These paragraphs explain how Doug calculates the number on each line.	
<b>Inventory bought in his 2013 fiscal period</b> Doug enters an amount that is not more than the amount on line 1, but not less than 70% of this amount.	a) \$ <u>20,000</u> 11
<b>Inventory bought in his 2012 fiscal period</b> Doug enters an amount that is not more than the amount on line 2, but not less than 70% of the total of the value at the end of his 2012 fiscal period, plus any amounts he paid in his 2013 fiscal period toward the purchase price.	b) \$ <u>14,210</u> 12
<b>Inventory bought in his 2011 fiscal period</b> Doug enters an amount that is not more than the amount on line 3, but not less than 70% of the total of the value at the end of his 2012 fiscal period, plus any amounts he paid in his 2013 fiscal period toward the purchase price.	c) \$ <u>7,546</u> 13
<b>Inventory bought in his 2010 fiscal period</b> Doug enters an amount that is not more than the amount on line 4, but not less than 70% of the total of the value at the end of his 2012 fiscal period, plus any amounts he paid in his 2013 fiscal period toward the purchase price.	d) \$ <u>4,802</u> 14
<b>Inventory bought before his 2010 fiscal period</b>	e) \$ <u>0</u> 15

- a) Doug chose \$20,000, which is between the cash cost of \$25,000 and \$17,500 (70% of the cash cost).
- b) Doug chose to value the inventory he bought in his 2012 fiscal period at 70% of the cash cost. Therefore, the value of this inventory at the end of his 2012 fiscal period was \$13,300 ( $\$19,000 \times 70\%$ ). Remember, Doug paid \$19,000 for these specified animals in 2012. He paid \$7,000 in 2013.
- For his 2013 fiscal period, Doug chose to value the inventory that he bought in his 2012 fiscal period at 70% of the total of the value at the end of the 2012 fiscal period plus any amounts that he paid in his 2013 fiscal period toward the purchase price. Therefore, the amount that he enters on line 12 is \$14,210 [ $70\% \times (\$13,300 + \$7,000)$ ]. He could choose any amount between the cash cost of \$26,000 and the lowest acceptable inventory value of \$14,210.
- c) Doug chose to value the inventory that he bought in his 2011 fiscal period at 70% of the cash cost. Therefore, the value of this inventory at the end of his 2011 fiscal period was \$15,400 ( $\$22,000 \times 70\%$ ).
- For his 2012 fiscal period, Doug chose to value the inventory that he bought in his 2011 fiscal period at 70% of the total of the value at the end of his 2011 fiscal

period. Therefore, the value of this inventory at the end of his 2012 fiscal period was \$10,780 ( $\$15,400 \times 70\%$ ).

For his 2013 fiscal period, Doug chose to value the inventory that he bought in his 2011 fiscal period at 70% of the total of the value at the end of his 2012 fiscal period. Therefore, the amount he enters on line 13 is \$7,546 ( $\$10,780 \times 70\%$ ). He could choose any amount between the cash cost of \$22,000 and the lowest acceptable inventory value of \$7,546.

- d) Doug chose to value the inventory that he bought in his 2010 fiscal period at 70% of the cash cost. Therefore, the value of this inventory at the end of his 2010 fiscal period was \$14,000 ( $\$20,000 \times 70\%$ ).

For his 2011 fiscal period, Doug chose to value the inventory that he bought in his 2010 fiscal period at 70% of the total of the value at the end of his 2010 fiscal period. Therefore, the value of this inventory at the end of his 2011 fiscal period was \$9,800 ( $\$14,000 \times 70\%$ ).

For his 2012 fiscal period, Doug chose to value the inventory that he bought in his 2010 fiscal period at 70% of the total of the value at the end of his 2011 fiscal period. Therefore, the value of this inventory at the end of his 2012 fiscal period was \$6,860 ( $\$9,800 \times 70\%$ ).

For his 2013 fiscal period, Doug chose to value the inventory that he bought in his 2010 fiscal period at 70% of the total of the value at the end of his 2012 fiscal period. Therefore, the amount he enters on line 14 is \$4,802 ( $\$6,860 \times 70\%$ ). He could choose any amount between the cash cost of \$20,000 and the lowest acceptable inventory value of \$4,802.

- e) Doug had not purchased any specified animals before his 2010 fiscal period.

<b>Chart 3</b>	
<b>Value of purchased inventory for all other inventory</b>	
<b>Inventory bought in his 2013 fiscal period:</b> Doug enters the amount on line F or the fair market value, whichever is less.	<u>\$15,000</u> 16
<b>Inventory bought in his 2012 fiscal period:</b> Doug enters the amount on line G or the fair market value, whichever is less.	<u>\$6,000</u> 17
<b>Inventory bought in his 2011 fiscal period:</b> Doug enters the amount on line H or the fair market value, whichever is less.	<u>\$5,000</u> 18
<b>Inventory bought in his 2010 fiscal period:</b> Doug enters the amount on line I or the fair market value, whichever is less.	<u>\$0</u> 19
<b>Inventory bought before his 2010 fiscal period:</b> Doug enters the amount on line J or the fair market value, whichever is less.	<u>\$0</u> 20

**Chart 4  
Calculation of MIA**

Doug enters the amount of his net loss from <b>line 9899</b> of Form T2042.	\$ <u>55,000</u>	<b>21</b>
Doug enters the value of his inventory from charts 2 and 3:		
■ the amount on line 11	\$ <u>20,000</u>	
■ the amount on line 12	<u>14,210</u>	
■ the amount on line 13	<u>7,546</u>	
■ the amount on line 14	<u>4,802</u>	
■ the amount on line 15	<u>0</u>	
■ the amount on line 16	<u>15,000</u>	
■ the amount on line 17	<u>6,000</u>	
■ the amount on line 18	<u>5,000</u>	
■ the amount on line 19	<u>0</u>	
■ the amount on line 20	<u>0</u>	
Total value of inventory	\$ <u>72,558</u>	\$ <u>72,558</u> <b>22</b>
MIA – Doug enters the amount on line 21 or line 22, whichever is less.	\$ <u>55,000</u>	<b>23</b>

The MIA that Doug uses for his 2013 fiscal period will be the same amount that he deducts from his farming income when he calculates his income for his next fiscal period.

Enter the figure from line 23 of chart 4 on line 9942 of Form T2042.

**Your share of line c**

Enter your share of the total of lines 9899, 9941, and 9942 of Form T2042. This is the amount left after you subtract the amounts that the other partners are responsible for reporting. On the chart “Details of other partners” on page 3 of Form T2042, show the full names and addresses of the other partners, as well as a breakdown of their shares of the income and their percentages of the partnership.

**Line 9974 – GST/HST rebate for partners received in the year**

If you received a GST/HST rebate for partners, report the amount of the rebate that relates to eligible expenses other than CCA on line 9974 of Form T2042 in the year that you receive it.

Enter the total of lines d and 9974 on line e.

In the “Details of other partners,” chart on page 3 of Form T2042, show the full names and addresses of the other partners, as well as a breakdown of their shares of the net income or loss from line c and their percentages of ownership shares in the partnership.

**Line 9943 – Other amounts deductible from your share of net partnership income (loss)**

If you are a partner in a business partnership and you incur motor vehicle expenses for the business using your personal vehicle, you can claim those expenses related to

the business on this line. The expenses must not have been claimed anywhere else on the form.

Claim this amount only if the partnership did not repay you for these expenses. The limits discussed earlier in this chapter also apply to these expenses.

Complete the “Other amounts deductible from your share of net partnership income (loss)” chart on page 3 of Form T2042 to list the other amounts you can deduct from your share of the partnership’s net income.

**Line 9945 – Business-use-of-home expenses**

You can deduct expenses for the business use of a work space in your home, if you meet **one** of the following conditions:

- it is your principal place of business; or
- you use the space only to earn your farming business income, and you use it on a regular and ongoing basis to meet your clients or customers.

You can deduct part of your maintenance costs such as heating, home insurance, electricity, and cleaning materials. You can also deduct part of your property taxes, mortgage interest, and CCA. To calculate the part that you can deduct, use a reasonable basis, such as the area of the workspace divided by the total area of your home.

If you use part of your home for both your business and personal living, calculate how many hours in the day you use the rooms for your business, and then divide that amount by 24 hours. Multiply the result by the business part of your total home expenses. This will give you the household cost you can deduct. If you run the business for only part of the week or year, reduce your claim accordingly.

For more information, see the archived Interpretation Bulletin IT-514, *Work Space in Home Expenses*.

The capital gain and recapture rules will apply if you deduct CCA on the business-use part of your home and you later sell your home. For more information about these rules, see chapters 4 and 7.

If you rent your home, you can deduct the part of the rent and any expenses that you incur that relate to the work space.

The amount that you can deduct for business-use-of-home expenses cannot be more than your net income from the farming business before you deduct these expenses. In other words, you cannot use these expenses to increase or create a business loss. You can deduct **the lesser of** the following amounts:

- any amount you carry forward from your 2012 fiscal period, plus the business-use-of-home expenses that you incur in 2013; or
- the income amount on line g of Form T2042.

In your next fiscal period, you can use any expense that you could not deduct in 2013, as long as you meet one of the previous two conditions. The same rules apply.

You can use the “Calculation of business-use-of-home expenses” chart on page 3 of Form T2042 to calculate your allowable claim for business-use-of-home expenses. Enter on line 9945 your share of the amount in the chart. The expenses you claim on line 9945 cannot be claimed anywhere else on Form T2042.

### Line 9946 – Your net income (loss)

Enter your net farming income or loss on this line, and also on line 141 of your income tax return. If you have a loss, enter the amount in brackets. For more information about losses, see Chapter 6.

#### Note

You may have to adjust the figure from line 9946 before entering it on your income tax return. You may have filed Form T1139, *Reconciliation of 2012 Business Income for Tax Purposes*, with your 2012 income tax return. If so, you will probably have to complete the same form for 2013. To find out if you have to file Form T1139, and calculate the amount of farming income to report on your 2013 income tax return, see Guide RC4015, *Reconciliation of Business Income for Tax Purposes*. The guide includes Form T1139.

### Details of equity (chart on page 4 of Form T2042)

#### Line 9931 – Total business liabilities

A liability is a debt or an obligation of a business. Total business liabilities are the total of all amounts that your farming business owes at the end of its fiscal period. This includes accounts payable, notes payable, taxes payable, unpaid salaries, wages and benefits, interest payable, deferred or unearned revenues, loans payable, mortgages payable, and any other outstanding balance related to the business.

#### Line 9932 – Drawings in 2013

A drawing is any withdrawal of cash (including salaries) or other assets, or services of a business by the proprietor or partners. This includes transactions by the proprietor or partners (or family members), like withdrawing cash for non-business use and using business assets and services for personal use. Include the cost or value of the personal use of business assets or services in your drawings for the year.

#### Line 9933 – Capital contributions in 2013

A capital contribution is cash or other assets you added to the farming business during its fiscal period. This includes personal funds you added to the business account, business debts you paid with personal funds, and personal assets you transferred to the farming business.

### Details of other partners (chart on page 4 of Form T2042)

If you are a partner in a partnership that does **not** have to file a partnership information return (see “Filing requirements for partnerships” on page 10), complete the Details of other partners chart on Form T2042. If you are a partner in a partnership that **does** have to file a partnership information return, you do not need to complete the chart.

## Chapter 4 – Capital cost allowance (CCA)

### What is CCA?

You might acquire a depreciable property, such as a building, machinery, or equipment, to use in your farming business. You cannot deduct the cost of the property when you calculate your net farming income for the year.

However, since these properties may wear out or become obsolete over time, you can deduct their cost over a period of several years. The deduction for this is CCA.

You can usually claim CCA on a property only when it becomes **available for use** (see “Definitions” on page 5).

### Available for use rules

**Property other than a building** usually becomes available for use on the earlier of:

- the date you first use it to earn income;
- the second tax year after the year you acquire the property;
- the time just before you dispose of the property; or
- the time the property is delivered or made available to you and is capable of producing a saleable product or service.

A **building or part of a building** usually becomes available for use on the earlier of:

- the date you start using 90% or more of the building in your business;
- the second tax year after the year you acquire the building; or
- the time just before you dispose of the building.

A **building that you are constructing, renovating, or altering** usually becomes available for use on the earlier of:

- the date you complete the construction, renovation, or alteration;
- the date you start using 90% or more of the building in your business;
- the second tax year after the year you acquire the building; or
- the time just before you dispose of the building.

### How much CCA you can claim

The CCA you can claim depends on the type of property you own and the date you acquired it. Group the depreciable property you own into classes. A specific rate of CCA generally applies to each class.

We explain the most common classes of property in “Classes of depreciable property” on page 36. We list most of the classes and their rates in the “Capital cost allowance (CCA) rates” chart on page 54.



Base your CCA claim on your fiscal period ending in 2013, and not the calendar year.

## Basic information about CCA

- To decide whether an amount is a current expense or a capital expense, see the chart in “Chapter 3 – Expenses” on page 18.
- Generally, use the declining balance method to calculate your CCA. This means that you claim CCA on the **capital cost** (see “Definitions” on page 5) of the property minus the CCA, if any, that you claimed in previous years. The balance declines over the years as you claim CCA.

### Example

Last year Alfie bought a building for \$60,000 to use in his farming operation. On his income tax return for last year, he claimed CCA of \$1,200 on the building. This year, Alfie bases his CCA claim on his balance of \$58,800 (\$60,000 – \$1,200).

- You do not have to claim the maximum amount of CCA in any given year. You can claim any amount you like, from zero to the maximum allowed for the year. For example, if you do not have to pay income tax for the year, you may not want to claim CCA. Claiming CCA reduces the balance of the class by the amount of CCA claimed. As a result, the available CCA for future years will be reduced.
- In the year that you acquire a depreciable property, you can usually claim CCA only on one-half of your net additions to a class. We explain this half-year rule in “Column 6 – Adjustment for current-year additions” on page 36. The available for use rules discussed earlier in this chapter may also affect the amount of CCA that you can claim.
- You cannot claim CCA on most land or on living things such as trees, shrubs, or animals. However, you can claim CCA on timber limits, cutting rights, and wood assets. For more information, see the archived interpretation bulletins IT-481-CONSOLID, *Timber Resource Property and Timber Limits*, and IT-501, *Capital Cost Allowance – Logging Assets*, and its Special Release.
- If you claim CCA and you later dispose of the property, you may have to add an amount to your income as a recapture of CCA. Alternatively, you may be able to deduct an additional amount from your income as a terminal loss. For more information, see “Column 5 – UCC after additions and dispositions” on page 35.
- If you receive income from a quarry, sand, or gravel pit, or a woodlot, you can claim a type of allowance known as a depletion allowance. For more information, see the archived interpretation bulletins IT-373-CONSOLID, *Woodlots*, and IT-492, *Capital Cost Allowance – Industrial Mineral Mines*.
- If you used depreciable property in 2013 that you used in your farming business before January 1, 1972, complete “Area A – Part XVII properties” on Form T2042.
- If you are a partner in a partnership that gives you a T5013 slip, *Statement of partnership income*, you cannot

personally claim CCA for property owned by the partnership. The T5013 slip that you receive will have already allocated a share of the partnership’s CCA on the property to you.

### You were asking?

- Q.** How do I calculate my CCA claim if I start a farming business and my first fiscal period is from June 1, 2013, to December 31, 2013?
- A.** Since your fiscal period is less than 365 days, you have to prorate your CCA claim. Calculate your CCA using the rules that we discuss in this chapter. However, base your CCA claim on the number of days in your fiscal period compared to 365 days.

In this case, your fiscal period is 214 days. Suppose you calculate your CCA to be \$3,500. The amount of CCA you can claim is \$2,052 ( $\$3,500 \times 214 / 365$ ).

For more information, see the archived Interpretation Bulletin IT-285, *Capital Cost Allowance – General Comments*.

## How to calculate your CCA

To calculate your 2013 deduction for CCA, and any recaptured CCA and terminal loss, use Area A on page 4 of Form T2042.

You may have acquired or disposed of buildings or equipment during your fiscal period. If so, complete the applicable Area B, C, D, or E, whichever applies, before completing Area A.

### Note

Even if you are not claiming a deduction for CCA for 2013, complete the appropriate areas of the form to show any additions or disposals during the year. They are located on pages 4 and 5 of Form T2042. For information on how to complete all these areas, see the following sections.

### Column 1 – Class number

Enter in this column the class numbers of your properties. If this is the first year you are claiming CCA, see “Column 3 – Cost of additions in the year” on page 34 before completing column 1. If you claimed CCA last year, you can get the class numbers of your properties from last year’s form.

We discuss the more common types of depreciable properties in “Classes of depreciable property” on page 36, and we list most of the classes and their rates in the chart on page 54.

## Column 2 – Undepreciated capital cost (UCC) at the start of the year

If this is the first year that you are claiming CCA, skip this column. Otherwise, enter in this column the UCC for each class at the end of last year. Enter these amounts from column 10 of your 2012 form.

From your UCC at the start of 2013, subtract any investment tax credit you claimed or were refunded in 2012. Also, subtract any 2012 ITC you carried back to a year before 2012.

You may have received in 2012 a GST/HST input tax credit for a passenger vehicle you used less than 90% for your business. In this case, subtract the amount of the credit you got from your 2013 opening UCC. See “Grants, subsidies, and rebates” on page 40.

### Note

In 2013, you may be claiming, carrying back, or getting a refund of an investment tax credit. If you still have depreciable property in the class, you have to adjust, in 2014, the UCC of the class to which the property belongs. To do this, subtract the amount of the credit from the UCC at the start of 2014. When there is no property left in the class, report the amount of the investment tax credit as income in 2014.

## Column 3 – Cost of additions in the year

If you acquire or make improvements to depreciable property in the year, we consider them to be additions to the class in which the property belongs. You should:

- complete Area B and Area C of your Form T2042; as explained on the next page; and
- enter in column 3 of Area A for each class, the figure from column 5 of each class in Area B and Area C.

If a chart asks for the personal part of a property, this refers to the part that you use personally, separate from the part you use for business. For example, if you use 25% of the building you live in for your farming business, your personal part is the remaining 75%.

Do not include the value of your labour in the cost of a property that you build or improve. Include the cost of surveying or valuing a property you acquire. Remember that a property usually has to be **available for use** (see “Definitions” on page 5) before you can claim CCA.

If you received insurance proceeds to reimburse you for the loss or destruction of depreciable property, enter the amount that you spent to replace the property in column 3 of Area A, as well as in Area B or C, whichever applies. Include the amount of insurance proceeds considered as **proceeds of disposition** (see “Definitions,” on page 5) in column 4 of Area A, as well as in Area D or E, whichever applies. For more information, see “Line 9604 – Insurance proceeds” on page 16.

If you replace lost or destroyed property, special rules for replacement property may apply. The replacement property must be acquired within two years of the end of the taxation year in which it was lost or destroyed. For more information, see the archived interpretation

bulletins IT-259, *Exchanges of Property*, and IT-491, *Former Business Property*, and its Special Release.

To find out if any of these special situations apply, read see “Special situations” on page 39.

## Area B – Details of equipment additions in the year

List the details of all equipment (including motor vehicles) you acquired or improved in 2013. Group the equipment into the applicable classes and put each class on a separate line.

Equipment includes items you acquire to use in your farm business to earn income or for maintenance. Examples include a cement mixer, a snow blower, and a lawn mower.

Enter on line 9925, the total business part of the cost of the equipment.

## Area C – Details of building additions in the year

List the details of all buildings you acquired or improved in 2013. Group the buildings into the applicable classes and put each class on a separate line.

Enter on line 9927, the total business part of the cost of the buildings. The cost includes the purchase price of the building, and any related expenses you should add to the capital cost of the building, such as legal fees, land transfer taxes, and mortgage fees.

## Land

Generally, land is not a depreciable property. Therefore, you cannot claim CCA on its cost. If you acquire a farm property that includes both land and a building, enter in column 3 of Area C only the cost that relates to the building. To calculate the building’s capital cost, you have to split any fees that relate to buying the property between the land and the building. Related fees may include legal and accounting fees.

Calculate the part of the related fees that you can include in the capital cost of the building as follows:

$$\frac{\text{Building value}}{\text{total purchase price}} \times \begin{matrix} \text{legal,} \\ \text{accounting,} \\ \text{or other} \\ \text{fees} \end{matrix} = \begin{matrix} \text{the part of the} \\ \text{fees you can} \\ \text{include in the} \\ \text{building's cost} \end{matrix}$$

You do not have to split a fee if it relates specifically to the land or the building. In this case, you would add the amount of the fee to the cost to which it relates; either the land or the building.

## Area F – Details of land additions and dispositions in the year

Enter on line 9923, the total cost of acquiring land in 2013. The cost includes the purchase price of the land, plus any related expenses you should add to the capital cost of the land, such as legal fees, land transfer taxes, and mortgage fees.

You cannot claim CCA on land. Do **not** enter this amount in column 3 of Area A.

## Area G – Details of quota additions and dispositions in the year

Enter on line 9929, the total cost of acquiring quotas in 2013.

## Column 4 – Proceeds of disposition in the year

Enter the details of your 2013 dispositions on your Form T2042 as explained below.

If you disposed of a depreciable property during your 2013 fiscal period, enter in column 3 of the appropriate dispositions area (Area D or Area E) one of the following amounts, whichever is less:

- your proceeds of disposition minus any related expenses; or
- the capital cost of the property.

### Note

If a chart asks for the personal part of a property, this refers to the part that you use personally, separate from the part you use for business. For example, if you use 25% of the building you live in for business, your personal part is the other 75%.

For each class copy the numbers from column 5 for each class in Area D and Area E to column 4 of Area A for each class.

If you received insurance proceeds to reimburse you for the loss or destruction of depreciable property, enter the amount you spent to replace the property in column 3 of Area A, as well as in Area B or Area C, whichever applies. Include the amount of insurance proceeds considered as proceeds of disposition in column 4 of Area A, as well as in Area D or Area E, whichever applies. This could include compensation you receive for property that someone destroys, expropriates, steals, or damages. For more information, see “Line 9604 – Insurance proceeds” on page 16.

If you sell a property for more than its cost, you will have a capital gain. You may be able to postpone or defer adding a capital gain or recapture of CCA to income. For more information, see the sections “Capital gains” on page 41 and “Replacement property” on page 43.

If you replaced a lost or destroyed property within a year of the loss, special rules for replacement property may apply. See the archived interpretation bulletins IT-259, *Exchanges of Property*, and IT-491, *Former Business Property*, and its Special Release.

Special rules may apply if you dispose of a building for less than both its UCC and your capital cost. If this is the case, see “Special rules for disposing of a building in the year” on page 41. If you dispose of a depreciable property for more than its cost, you will have a capital gain. For more information on capital gains, see Chapter 7. You cannot have a capital loss when you sell depreciable property. However, you may have a terminal loss. For an explanation of terminal losses, see “Column 5 – UCC after additions and dispositions” on page 35.

For more information about proceeds of disposition, see the archived Interpretation Bulletin IT-220, *Capital Cost Allowance – Proceeds of Disposition of Depreciable Property*, and its Special Release, and the most recent Interpretation Bulletin IT-285, *Capital Cost Allowance – General Comments*.

## Area D – Details of equipment dispositions in the year

List in this chart the details of all equipment (including motor vehicles) you disposed of in your 2013 fiscal period. Group the equipment into the applicable classes and put each class on a separate line. Enter on line 9926, the total business part of the proceeds of disposition of the equipment.

## Area E – Details of building dispositions in the year

List in this chart the details of all buildings you disposed of in your 2013 fiscal period. Group the buildings into the applicable classes, and put each class on a separate line. Enter on line 9928, the total business part of the proceeds of disposition of the buildings.

## Area F – Details of land additions and dispositions in the year

Enter on line 9924, the total of all amounts you received or will receive for disposing of land in the fiscal period.

## Area G – Details of quota additions and dispositions in the year

Enter on line 9930, the total of all amounts that you received or will receive for disposing of quotas in the fiscal period.

## Column 5 – UCC after additions and dispositions

You cannot claim CCA when the amount in column 5 is:

- negative (see “Recapture of CCA” below); or
- positive and you do not have any property left in that class at the end of your 2013 fiscal period (see “Terminal loss” on this page).

In either case, enter “0” in column 10.

### Recapture of CCA

If the amount in column 5 is negative, you have a recapture of CCA. Enter your recapture on line 9600, “Other income”. A recapture of CCA can happen if the proceeds from the sale of depreciable property are more than the total of:

- the UCC of the class at the start of the period; and
- the capital cost of any new additions during the period.

A recapture of CCA can also occur, for example, when you get a government grant or claim an investment tax credit.

In some cases, you may be able to postpone a recapture of CCA. For example, you may sell a property and replace it with a similar one, someone may expropriate your property, or you may transfer property to a corporation, a partnership or a child.

### Terminal loss

If the amount in column 5 is positive and you no longer own any property in that class, you may have a terminal loss. More precisely, you may have a terminal loss when, at the end of a fiscal period, you have no more property in the class but still have an amount that you have not deducted as CCA. You can usually subtract this terminal loss from your gross farming income in the year that you disposed of

the depreciable property. Enter your terminal loss on line 9790 "Other expenses."

For more information on recapture of CCA and terminal loss, see the archived Interpretation Bulletin IT-478, *Capital Cost Allowance – Recapture and Terminal Loss*.

#### Note

The rules for recapture of CCA and terminal loss do not apply to passenger vehicles in Class 10.1. To calculate your CCA claim, see the comments in "Column 7 – Base amount for CCA."

### Column 6 – Adjustment for current-year additions

In the year you acquire or make additions to a property, you can usually claim CCA on half of your net additions (the amount in column 3 minus the amount in column 4). We call this the **half-year rule**.

Calculate your CCA claim only on the net adjusted amount. Do not reduce the cost of the additions in column 3, or the CCA rate in column 8. For example, if you acquired a property in your 2013 fiscal period for \$30,000, you would base your CCA claim on \$15,000 ( $\$30,000 \times 50\%$ ).

If you acquired and disposed of depreciable property of the same class in your 2013 fiscal period, the calculation in column 6 restricts your CCA claim. Calculate the CCA you can claim as follows:

- Determine which of the following amounts is less:
  - the proceeds of disposition of the property sold, minus any related costs or expenses; or
  - the capital cost.
- Subtract the above amount from the capital cost of your addition.
- Enter 50% of the result in column 6. If the result is negative, enter "0."

In some cases, you do not make an adjustment in column 6. For example, in a **non-arm's length** (see "Definitions" on page 5) transaction, you may buy depreciable property that the seller continuously owned from the day that is at least 364 days before the end of your 2013 fiscal period to the day the property was purchased. However, if you transfer personal property, such as a car or a personal computer, into your business, the half-year rule applies to the particular property transferred.

Also, some properties are not subject to the half-year rule. Some examples are those in classes 13, 14, 23, 24, 27, 34, and 52, as well as some of those in Class 12, such as small tools. The half-year rule does **not** apply when the available for use rules discussed on page 32, deny a CCA claim until the second tax year after you acquire the property.

For more information on the special rules that apply to Class 13, see the archived Interpretation Bulletin IT-464, *Capital Cost Allowance – Leasehold Interests*, and for more information on the half-year rule, see the archived Interpretation Bulletin IT-285, *Capital Cost Allowance – General Comments*.

### Column 7 – Base amount for CCA

To calculate your base amount for CCA, take the amount you entered in Column 5 and subtract the amount you entered in Column 6.

For a Class 10.1 vehicle that you disposed of in your 2013 fiscal period, you may be able to claim 50% of the CCA that would be allowed if you still owned the vehicle at the end of your 2013 fiscal period. This is known as the **half-year rule on sale**.

You can use the half-year rule on sale if, at the end of your 2012 fiscal period, you owned the Class 10.1 vehicle you disposed of in 2013. If this applies to you, enter 50% of the amount from column 2 in column 7.

### Column 8 – Rate (%)

In this column, enter the rate for each class of property in Area A. For more information on certain kinds of property, see "Classes of depreciable property" on page 36. For a list of rates, see "Capital cost allowance (CCA) rates" on page 54.

### Column 9 – CCA for the year

In column 9, enter the CCA you want to deduct for 2013. The CCA you can deduct cannot be more than the amount you get when you multiply the amount in column 7 by the rate in column 8. You can deduct any amount up to the maximum.

If this is your first year of business, you may have to prorate your CCA claim. See "You were asking?" on page 33.

Add up all of the amounts in column 9. Enter the total on line 9936, "Capital cost allowance." To find out how to calculate your CCA claim if you are using the property for both business and personal use, see "Personal use of property" on page 39.

### Column 10 – UCC at the end of the year

This is the UCC at the end of your 2013 fiscal period. This is the amount you will enter in column 2 when you calculate your CCA claim next year.

Enter "0" in column 10 if you have a terminal loss or a recapture of CCA. There will not be an amount in column 10 for a Class 10.1 passenger vehicle you dispose of in the year.

## Classes of depreciable property

In this part, we discuss the more common classes of depreciable property. We also list most of the classes and their rates in the "Capital cost allowance (CCA) rates" chart on page 54.

### Class 1 (4%)

A **building** may belong to class 1, 3, or 6, depending on what the building is made of and the date you acquired it. You also include in these classes the parts that make up the building, such as:

- electrical wiring;

- lighting fixtures;
- plumbing;
- sprinkler systems;
- heating equipment;
- air-conditioning equipment (other than window units);
- elevators; and
- escalators.

**Note**

Most land is not depreciable property. Therefore, when you acquire property, only include the cost that related to the building in Area A and Area C. Enter on line 9923, in Area F the cost of all land additions in 2013. For more information, see “Area F – Details of land additions and dispositions in the year” on page 34 and “Column 3 – Cost of additions in the year” on page 34.

For more information, see the archived Interpretation Bulletin IT-79, *Capital Cost Allowance – Buildings or Other Structures*.

Class 1 includes most buildings acquired after 1987, unless they specifically belong in another class. Class 1 also includes the cost of certain additions or alterations you made to a Class 1 building or certain buildings of another class after 1987.

The CCA rate for eligible **non-residential buildings** acquired by a taxpayer after March 18, 2007, and used in Canada to manufacture or process goods for sale or lease includes an additional allowance of 6% for a total rate of 10%. The CCA rate for other eligible **non-residential buildings** includes an additional allowance of 2% for a total rate of 6%.

To be eligible for one of the additional allowances, you must elect to put a building in a separate class. To make the election, attach a letter to your return for the tax year in which you acquired the building. If you do not file an election to put it in a separate class, the 4% rate will apply.

The additional allowance applies to buildings acquired after March 18, 2007, (including a new building, if any part of it is acquired after March 18, 2007, when the building was under construction on March 19, 2007,) that have not been used or acquired for use before March 19, 2007.

To be eligible for the 6% additional allowance, at least 90% of a building (measured by square footage) must be used in Canada for the designated purpose at the end of the tax year. Manufacturing and processing buildings that do not meet the 90% use test will be eligible for the additional 2% allowance if at least 90% of the building is used in Canada for non-residential purposes at the end of the tax year.

**Class 3 (5%)**

Most buildings acquired before 1988 are included in Class 3 or Class 6.

If you acquired a building before 1990 that does not fall into Class 6, you can include it in Class 3 with a CCA rate of 5% if **one** of the following applies:

- you acquired the building under the terms of a written agreement entered into before June 18, 1987; or
- the building was under construction by you, or for you, on June 18, 1987.

Include in Class 3 the cost of any additions or alterations made after 1987 to a Class 3 building that does not exceed the **lesser** of the following two amounts:

- \$500,000; and
- 25% of the building’s capital cost (including the cost of additions or alterations to the building included in Class 3, Class 6, or Class 20 before 1988).

Any amount that exceeds the lesser amount above is included in Class 1.

**Class 6 (10%)**

Include in Class 6, with a CCA rate of 10% a building if it is made of frame, log, stucco on frame, galvanized iron, or corrugated metal. In addition, **one** of the following conditions has to apply:

- you acquired the building before 1979.
- the building is used to gain or produce income from farming or fishing; or
- the building has no footings or other base supports below ground level.

If any of the above conditions apply, you also add the full cost of all additions and alterations to the building to Class 6.

If none of the above conditions apply, include the building in Class 6 if **one** of the following conditions applies:

- you entered into a written agreement before 1979 to acquire the building, and the footings or other base supports of the building were started before 1979; or
- you started construction of the building before 1979 (or it was started under the terms of a written agreement you entered into before 1979), and the footings or other base supports of the building were started before 1979.

Also include in Class 6 certain greenhouses and fences.

For additions or alterations to such a building:

- Add to Class 6:
  - the first \$100,000 of additions or alterations made after 1978.
- Add to Class 3:
  - the part of the cost of all additions or alterations over \$100,000 made after 1978 and before 1988; and
  - the part of the cost of additions or alterations over \$100,000 made after 1987, but only up to \$500,000 or 25% of the cost of the building, whichever is less.
- Add to Class 1 any additions or alterations over these limits.

For more information, see the archived Interpretation Bulletin IT-79, *Capital Cost Allowance – Buildings or Other Structures*.

## Class 8 (20%)

Class 8 with a CCA rate of 20% includes certain property that is not included in another class. Examples are furniture, appliances, and tools costing \$500 or more per tool, some fixtures, machinery, outdoor advertising signs, refrigeration equipment, and other equipment you use in business.

Photocopiers and electronic communications equipment, such as fax machines and electronic telephone equipment are also included in Class 8.

### Note

If this equipment cost \$1,000 or more, you can elect to have it included in a separate class. The CCA rate will not change but a separate CCA deduction can now be calculated for a five-year period. When all the property in the class is disposed of, the UCC is fully deductible as a terminal loss. Any UCC balance remaining in the separate class at the end of the fifth year has to be transferred back to the general class in which it would otherwise belong. To make an election, attach a letter to your income tax return for the tax year in which you acquired the property.

Include data network infrastructure equipment and systems software for that equipment acquired before March 23, 2004. If acquired after March 22, 2004, include it in Class 46. See "Class 46 (30%)" on page 39.

Include buildings that you use to store fresh fruit or vegetables, by or for the person or persons by whom they were grown, at a controlled temperature in Class 8 instead of Class 1, Class 3, or Class 6. Also include in Class 8 any buildings that you use to store silage.

## Class 10 (30%)

Class 10 with a CCA rate of 30% includes general-purpose electronic data processing equipment (commonly called computer hardware) and systems software for that equipment, including ancillary data processing equipment, if you acquired them before March 23, 2004, or after March 22, 2004, and before 2005, and you made an election.

Class 10 also includes motor vehicles, as well as some passenger vehicles. We define **motor vehicle** and **passenger vehicle** on page 5.

Include passenger vehicles in Class 10 unless they meet a Class 10.1 condition.

### Class 10.1 (30%)

Your **passenger vehicle** (see "Definitions" on page 5) can belong in either Class 10 or Class 10.1.

To determine the class your passenger vehicle belongs in, you have to use the cost of the vehicle before you add the GST/HST, or the PST.

Include your passenger vehicle in Class 10.1 if you bought it in your 2013 fiscal period and it cost more than \$30,000. List each Class 10.1 vehicle separately.

We consider the capital cost of a Class 10.1 vehicle to be \$30,000 plus the related GST/HST, or PST. The \$30,000 amount is the capital cost limit for a passenger vehicle.

### Note

Use the GST rate of 5% and the appropriate PST rate for your province or territory. If your province is a participating province, use the HST rate. For more information on the GST and the HST, see Guide RC4022, *General Information for GST/HST Registrants*.

### Example

Vivienne owns a farming business. On June 21, 2013, she bought two passenger vehicles to use in her farming business. The PST rate for her province is 8%. Vivienne kept the following records for 2013:

	Cost	GST	PST	Total
Vehicle 1	\$33,000	\$1,650	\$2,640	\$37,290
Vehicle 2	\$28,000	\$1,400	\$2,240	\$31,640

Vivienne puts vehicle 1 in Class 10.1, since she bought it in 2013 and it cost her more than \$30,000. Before Vivienne enters an amount in column 3 of Area B, she has to calculate the GST and PST on \$30,000. She does this as follows:

- GST at 5% of \$30,000 = \$1,500
- PST at 8% of \$30,000 = \$2,400

Therefore, Vivienne's capital cost is \$33,900 (\$30,000 + \$1,500 + \$2,400). She enters this amount in column 3 of Area B.

Vivienne puts vehicle 2 into Class 10, since she bought it in 2013 and it did not cost her more than \$30,000. Vivienne's capital cost is \$31,640 (\$28,000 + \$1,400 + \$2,240). She enters this amount in column 3 of Area B.

## Class 12 (100%)

The cost limit for access to the Class 12 (100%) treatment is \$500 for tools acquired on or after May 2, 2006.

Most small tools in Class 12 are not subject to the half-year rule. They are fully deductible in the year of purchase. If the tool costs \$500 or more, include it in Class 8 with a CCA rate of 20%.

Class 12 tools that **are** subject to the half-year rule include dies, jigs, patterns, moulds or lasts, and the cutting or shaping part of a machine. For more information, see the archived Interpretation Bulletin IT-285, *Capital Cost Allowance – General Comments*.

Include in Class 12 with a CCA rate of 100% computer software that is not systems software. Software in Class 12 is subject to the half-year rule.

## Class 45 (45%)

Include general-purpose electronic data processing equipment (commonly called computer hardware) and systems software for that equipment, including ancillary data processing equipment, in Class 45 with a CCA rate of 45% if you acquired them after March 22, 2004, and before March 19, 2007.

### Note

If you acquired the equipment or software before 2005 and made the separate Class 8 election, as discussed in

the Class 8 note, the property does not qualify for the 45% rate.

### Class 46 (30%)

Include in Class 46 with a CCA rate of 30% data network infrastructure equipment and systems software for that equipment if they were acquired after March 22, 2004. If they were acquired before March 23, 2004, include them in Class 8. See “Class 8 (20%)” on page 38.

### Class 50 (55%)

Include in Class 50 with a CCA rate of 55% property acquired after March 18, 2007, that is general-purpose electronic data processing equipment and systems software for that equipment, including ancillary data processing equipment, but not including property that is included in Class 29 or Class 52 or that is mainly or is used mainly as:

- a) electronic process control or monitor equipment;
- b) electronic communications control equipment;
- c) systems software for equipment referred to in a) or b); or
- d) data handling equipment (other than data handling equipment that is ancillary to general-purpose electronic data processing equipment).

### Class 52 (100%)

Include in Class 52 with a CCA rate of 100% (with no half-year rule) general-purpose electronic data processing equipment (commonly called computer hardware) and systems software for that equipment, including ancillary data processing equipment if they were acquired after January 27, 2009, and before February 2011, but not including property that is mainly or is used mainly as:

- a) electronic process control or monitor equipment;
- b) electronic communications control equipment;
- c) systems software for equipment referred to in a) or b); or
- d) data handling equipment (other than equipment that is ancillary to general-purpose electronic data processing equipment).

To qualify for this rate the asset must also:

- be situated in Canada;
- have not been used, or acquired for use, for any purpose before it is acquired by the taxpayer; and
- be acquired by the taxpayer:
  - for use in a business carried on by the taxpayer in Canada or to earn income from property situated in Canada; or
  - for lease by the taxpayer to a lessee for the lessee to use in a business the lessee carried on in Canada or to earn income from property situated in Canada.

## Special situations

### Personal use of property

If you buy property for business and personal use, you can show the business part of the property in Area B or C in one of two ways:

- If your business use stays the same from year to year, enter the total cost of the property in column 3, the personal part in column 4, and the business part in column 5. To calculate the CCA that you can claim, enter the amount from column 5 in column 3 of Area A.
- If your business use changes from year to year, enter the total cost of the property in column 3 and column 5, and enter “0” in column 4. Enter the amount from column 5 in column 3 of Area A to calculate the CCA you can claim. When you claim CCA, you will have to calculate the allowable part that you can claim for business use.

#### Example

Jennifer owns a business. She bought a car in 2013 that she uses for both personal and business use. The car cost \$20,000, including all charges and taxes. Therefore, she includes the car in Class 10. Her business use varies from year to year. She calculates her CCA on the car for 2013 as follows:

She enters \$20,000 in column 3 and column 5 of Area B. She also enters \$20,000 in column 3 of Area A. By completing the other columns in the chart, she calculates a CCA claim of \$3,000. Because Jennifer used her car partly for personal use, she calculates her CCA claim as follows:

$$\frac{12,000 \text{ (business kilometres)}}{18,000 \text{ (total kilometres)}} \times \$3,000 = \$2,000$$

Jennifer enters \$2,000 on line 9936.

#### Note

The capital cost limits on a Class 10.1 vehicle (a passenger vehicle) still apply when you split the capital cost between business and personal use. For more information, see “Class 10.1 (30%)” on page 38.

### Changing from personal to business use

If you bought a property for personal use and started using it in your farming business in your 2013 fiscal period, there is a change in use. You need to determine the capital cost for business purposes.

Enter the FMV of the property in column 3 of Area B or C, whichever applies, if, at the time of change in use, the FMV of the depreciable property is less than its original cost.

When you start using your property for farming business use, you are considered to have disposed of it. If the FMV of the property is more than its cost, you may have a capital gain unless you file an election. For an explanation of capital gains, see Chapter 7. Use the following chart to determine the amount to enter in column 3 when the FMV is more than its original cost.

### Capital cost calculation

Actual cost of the property		\$ _____	<b>1</b>
FMV of the property	\$ _____		<b>2</b>
Amount on line 1	\$ _____		<b>3</b>
Line 2 <b>minus</b> line 3 (if negative, enter "0")	\$ _____		<b>4</b>
Enter all capital gains deductions claimed for the amount on line 4*	\$ _____ × 2 =	\$ _____	<b>5</b>
Line 4 <b>minus</b> line 5 (if negative, enter "0")	\$ _____ × 1/2 =	\$ _____	<b>6</b>
<b>Capital cost</b> (line 1 <b>plus</b> line 6)		\$ _____	<b>7</b>

\* Enter the amount that relates to the depreciable property only.

Enter the capital cost of the property from line 7 in column 3 of Area B or C.

#### Note

We consider you to acquire the land for an amount equal to its FMV when you change its use. Include this amount on line 9923, "Total cost of all land additions in the year," in Area F.

### Grants, subsidies, and rebates

You should subtract from the applicable expense any rebate, grant, or assistance you received. Enter the net expense on the appropriate line on Form T2042.

You may get a grant, subsidy or rebate from a government or a government agency to buy depreciable property. When this happens, subtract the amount of the grant, subsidy, or rebate from the property's capital cost. Do this before you enter the capital cost in column 3 of Area B or C.

You may have paid GST or HST on some of the depreciable property that you acquired for your business. If so, you may have also received an input tax credit from us.

Subtract the input tax credit from the property's capital cost. Do this before you enter the capital cost in column 3 of Area B or C, whichever applies. If you get an input tax credit for a passenger vehicle you use in your business, use **one** of the following methods:

- For a passenger vehicle you used **90% or more** for your business, subtract the amount of the credit from the vehicle's cost before you enter its capital cost in column 3 of Area B.
- For a passenger vehicle you used **less than 90%** of the time for your business, do not make an adjustment in 2013. Instead, subtract the amount of the credit from your beginning UCC in 2014.

You may get an incentive from a non-government agency to buy depreciable property. If this happens, you can include the amount in income at line 9570, or subtract the amount from the capital cost of the property. If the rebate is more than the remaining UCC in the particular class, add the excess to income on line 9570, "Rebates."

For more information about government assistance see the archived Interpretation Bulletin IT-273, *Government Assistance – General Comments*.

### Non-arm's length transactions

When you acquire property in a **non-arm's length transaction** (see "Definitions" on page 5), there are special rules for determining the property's cost. These special rules do not apply if you acquire the property because of someone's death.

You can acquire depreciable property in a non-arm's length transaction from an individual resident of Canada, a partnership with at least one partner who is an individual resident in Canada, or a partnership with at least one partner who is in another partnership.

If you pay more for the property than the seller paid for the same property, calculate the capital cost as follows:

### Capital cost calculation

#### Non-arm's length transaction – Resident of Canada

The seller's cost or capital cost		\$ _____	<b>1</b>
The seller's proceeds of disposition	\$ _____		<b>2</b>
Amount from line 1	\$ _____		<b>3</b>
Line 2 <b>minus</b> line 3 (if negative, enter "0")	\$ _____		<b>4</b>
Enter any capital gains deduction claimed for the amount on line 4	\$ _____ × 2 =	\$ _____	<b>5</b>
Line 4 <b>minus</b> line 5 (if negative, enter "0")	\$ _____ × 1/2 =	\$ _____	<b>6</b>
<b>Capital cost</b> (line 1 <b>plus</b> line 6)		\$ _____	<b>7</b>

Enter this amount in column 3 of either Area B or C, whichever applies. Do not include the cost of the related land. Include the cost of the related land on line 9923, "Total cost of all land additions in the year," in Area F.

You can also buy depreciable property in a non-arm's length transaction from a corporation or from an individual who is not a resident in Canada, or from a partnership with no partners who are individuals resident in Canada or with no partners that are other partnerships.



If you pay more for the property than the seller paid for the same property, calculate the capital cost as follows:

<b>Capital cost calculation Non-arm's length transaction – Non-resident of Canada</b>		
The seller's cost or capital cost	\$ _____	<b>1</b>
The seller's proceeds of disposition	\$ _____	<b>2</b>
Amount from line 1	\$ _____	<b>3</b>
Line 2 <b>minus</b> line 3 (if negative, enter "0")		
\$ _____ × 1/2 =	\$ _____	<b>4</b>
<b>Capital cost</b> (line 1 <b>plus</b> line 4)	\$ _____	<b>5</b>
Enter this amount in column 3 of either Area B or C, whichever applies. Do not include the cost of the related land. Include the cost of the related land on line 9923, "Total cost of all land additions in the year," in Area F.		

If you buy depreciable property in a non-arm's length transaction and pay less for it than the seller paid, your capital cost is the same amount as the seller paid. We consider you to have deducted as CCA the difference between what you paid and what the seller paid. Enter the amount that you paid in column 3 of Area A. Enter the same amount in Area B or C, whichever applies.

#### Example

Bruce bought a tractor for \$16,000 from his father, Paul, in his 2013 fiscal period. Paul paid \$40,000 for the tractor in 2003. Since the amount Bruce paid is less than the amount Paul paid, we consider Bruce's cost to be \$40,000. We also consider Bruce to have deducted CCA of \$24,000 in the past (\$40,000 – \$16,000).

Bruce completes the CCA chart as follows:

- in Area B, "Details of equipment additions in the year," he enters \$40,000 in column 3, "Total cost"; and
- in Area A, "Calculation of CCA," he enters \$16,000 in column 3, "Cost of additions in the year," as the addition for the 2013 fiscal period.

There is a limit on the cost of a passenger vehicle that you buy in a non-arm's length transaction. The cost is **the least** of the following three amounts:

- the FMV when you buy it;
- \$30,000 **plus** any GST/HST, or PST you would pay on \$30,000, if you bought it in your 2013 fiscal period; or
- the seller's cost amount of the vehicle when you buy it.

The cost amount can vary depending on what the seller used the vehicle for before you bought it. If the seller used the vehicle to earn income, the cost amount will be the UCC of the vehicle when you buy it. If the seller did not use the vehicle to earn income, the cost amount will usually be the original cost of the vehicle.

For more information on non-arm's length transactions, see the archived Interpretation Bulletin IT-419, *Meaning of Arm's Length*.

## Capital gains

If you sell a property for more than its cost, you may have a capital gain. List the dispositions of all your properties on Schedule 3, *Capital Gains (or Losses) in 2013*. You will find a copy of this schedule in your T1 General package. For information on how to calculate your taxable capital gain, see Guide T4037, *Capital Gains* and see "Chapter 7 – Capital gains" beginning on page 49.

You may be a partner in a partnership that gives you a T5013 slip, *Statement of partnership income*. If the partnership has a capital gain, it will allocate part of that gain to you. The gain will show on the partnership's financial statements or on your T5013 slip.

#### Note

You cannot have a capital loss when you sell depreciable property. However, you can have a terminal loss. For an explanation of terminal losses, see "Column 5 – UCC after additions and dispositions" on page 35.

## Special rules for disposing of a building in the year

If you disposed of a building in the year, special rules may apply that make the proceeds of disposition an amount other than the actual proceeds of disposition. This happens when you meet **both** of the following conditions:

- you disposed of the building for an amount less than both its cost amount, as calculated below, and its capital cost to you; and
- you, or a person with whom you do not deal at **arm's length** (see "Definitions" on page 5), owned the land that the building is on, or the land next to it, which was necessary for the building's use.

To calculate the **cost amount**:

- If the building was the only property in the class, the cost amount is the UCC of the class before you disposed of the building.
- If more than one property is in the same class, you have to calculate the cost amount of each building as follows:  

$$\frac{\text{capital cost of the building}}{\text{capital cost of all property in the class not previously disposed of}} \times \text{UCC of the class} = \text{cost amount of the building}$$

#### Note

If a building acquired in a non-arm's length transaction was previously used for something other than producing income, the capital cost of such property will need to be recalculated to determine the cost amount of the building.

For more information about proceeds of disposition, see the archived Interpretation Bulletin IT-220, *Capital Cost Allowance – Proceeds of Disposition of Depreciable Property*, and its Special Release, and the archived Interpretation Bulletin IT-285, *Capital Cost Allowance – General Comments*.

If you disposed of a building under these conditions and you or a person with whom you do not deal at arm's length disposed of the land in the same year, calculate your

deemed proceeds of disposition as shown in Calculation A on this page.

as the building, calculate your deemed proceeds of disposition as shown in Calculation B on this page.

If you, or a person with whom you do not deal at arm's length, did not dispose of the land in the same year

<b>Calculation A</b>		
<b>Land and building disposed of in the same year</b>		
Fair market value of the building when you disposed of it	\$ _____	<b>1</b>
Fair market value of the land just before you disposed of it	\$ _____	<b>2</b>
Line 1 <b>plus</b> line 2	\$ _____	<b>3</b>
Seller's adjusted cost base of the land	\$ _____	<b>4</b>
Total capital gains (without reserves) from any disposition of the land (such as a change in use) in the three-year period before you disposed of the building (by you, or by a person not dealing at arm's length with you, to you or to another person not dealing at arm's length with you)	\$ _____	<b>5</b>
Line 4 <b>minus</b> line 5 (if negative, enter "0")	\$ _____	<b>6</b>
Line 2 or line 6, whichever amount is less	\$ _____	<b>7</b>
Line 3 <b>minus</b> line 7 (if negative, enter "0")	\$ _____	<b>8</b>
Cost amount of the building just before you disposed of it	\$ _____	<b>9</b>
Capital cost of the building just before you disposed of it	\$ _____	<b>10</b>
Line 9 or line 10, whichever amount is less	\$ _____	<b>11</b>
Line 1 or line 11, whichever amount is more	\$ _____	<b>12</b>
<b>Deemed proceeds of disposition for the building</b>		
Line 8 or line 12, whichever amount is less (enter this amount in column 3 of Area E and in column 4 of Area A)	\$ _____	<b>13</b>
<b>Deemed proceeds of disposition for the land</b>		
Proceeds of disposition of the land and building	\$ _____	<b>14</b>
Amount from line 13	\$ _____	<b>15</b>
Line 14 <b>minus</b> line 15 (enter this amount on line 9924 of Area F on your form)	\$ _____	<b>16</b>
If you have a terminal loss on the building, include it on line 9790, "Other expenses."		

<b>Calculation B</b>		
<b>Land and building disposed of in different years</b>		
Cost amount of the building just before you disposed of it	\$ _____	<b>1</b>
Fair market value of the building just before you disposed of it	\$ _____	<b>2</b>
Line 1 or line 2, whichever amount is more	\$ _____	<b>3</b>
Actual proceeds of disposition, if any	\$ _____	<b>4</b>
Line 3 <b>minus</b> line 4	\$ _____	<b>5</b>
Line 5 \$ _____ × 1/2 =	\$ _____	<b>6</b>
Amount from line 4	\$ _____	<b>7</b>
<b>Deemed proceeds of disposition for the building: Line 6 plus line 7</b>		
Enter this amount in column 3 of Area E and in column 4 of Area A.	\$ _____	<b>8</b>
If you have a terminal loss on the building, include it on line 9790, "Other expenses."		

Ordinarily, you can deduct 100% of a terminal loss, but only 50% of a capital loss. Calculation B makes sure that you use the same percentage to calculate a terminal loss on a building as you use to calculate a capital loss on land. As a result of this calculation, add 50% of the amount on line 5 to the actual proceeds of disposition from the building. For information, see “Terminal loss” on page 35.

## Replacement property

In a few cases, you can postpone or defer adding a capital gain or recapture of CCA to income. You might sell a business property and replace it with a similar one, or your property might be stolen, destroyed, or expropriated, and you replace it with a similar one. You can defer tax on the sale proceeds if you reinvest them in replacement property within a reasonable period of time. To defer reporting the gain or recapture of CCA, you (or a person related to you) must acquire and use the new property for the same or similar purpose as the one that you are replacing.

For more information, see the archived Interpretation Bulletins IT-259, *Exchanges of Property*, and IT-491, *Former Business Property*, and its Special Release. You can also defer a capital gain or recapture of CCA when you transfer property to a corporation, a partnership, or your child. For more information on transferring property to your child, see page 51.

For information on transfers to a corporation or a partnership, see the latest version of:

- Information Circular 76-19, *Transfer of Property to a Corporation Under Section 85*;
- Interpretation Bulletin IT-291, *Transfer of Property to a Corporation Under Subsection 85(1)*;
- Interpretation Bulletin IT-378, *Winding-up of a Partnership*;
- Interpretation Bulletin IT-413, *Election by Members of a Partnership Under Subsection 97(2)*.

The following example summarizes this chapter on CCA.

### Example

In 2013, Trevor bought a building to use for his farming business. The total cost was \$95,000 (the sum of the \$90,000 total purchase price and the \$5,000 total expenses connected with the purchase) as follows:

Building value .....	\$75,000
Land value .....	\$15,000
Total purchase price .....	<u>\$90,000</u>
<b>Expenses connected with the purchase:</b>	
Legal fees .....	\$3,000
Land transfer taxes .....	<u>\$2,000</u>
Total fees .....	<u>\$5,000</u>

Trevor’s farming business has a December 31 year-end. In 2013, Trevor’s farming income was \$6,000 and his expenses were \$4,900. Therefore, his net income before deducting CCA was \$1,100 (\$6,000 – \$4,900).

Before Trevor can complete his CCA schedule, he has to calculate the capital cost of the building. Since land is not depreciable farm property, he has to calculate the part of the expenses connected with the purchase that relates only

to the building. To do this, he has to use the following formula, which we explain under the heading “Land” on page 34.

$$\frac{\$75,000}{\$90,000} \times \$5,000 = \$4,166.67$$

This \$4,166.67 represents the part of the \$5,000 in legal fees and land transfer taxes that relates to the purchase of the building. The remaining \$833.33 relates to the purchase of the land. Therefore, the capital cost of the building is:

Building value .....	\$ 75,000.00
Related expenses .....	\$ <u>4,166.67</u>
Capital cost of the building.....	<u>\$79,166.67</u>

Trevor enters \$79,166.67 in column 3 of Area C and \$15,833.33 (\$15,000 + \$833.33) on line 9923 of Area F as the capital cost of the land.

### Note

Trevor did not own farm property before 2013. Therefore, he has no UCC to enter in column 2 of Area A.

Trevor acquired his farm property in 2013. Therefore, he is subject to the half-year rule that we explain under the heading “Column 6 – Adjustment for current-year additions” on page 36.

## Chapter 5 – Eligible capital expenditures

### What is an eligible capital expenditure?

You may buy property that does not physically exist but gives you a lasting economic benefit. Some examples are milk and egg quotas. We call this kind of property **eligible capital property**. The price you pay to buy this type of property is an **eligible capital expenditure**.

### What is an annual allowance?

You cannot fully deduct an eligible capital expenditure because the expenditure is considered to be capital in nature and provides a lasting economic benefit. However, you can deduct part of its cost each year. We call the amount you can deduct your **annual allowance**.

### What is a cumulative eligible capital (CEC) account?

This is the bookkeeping record you establish to determine your annual allowance. You also use your cumulative eligible capital (CEC) account to keep track of the property you buy and sell. We call the property in your CEC account your eligible capital property. You base your annual allowance on the balance in your account at the end of your fiscal period. Keep a separate account for each business, but include all eligible capital property for the one business in the same CEC account.

## How to calculate your annual allowance

Complete the following chart to calculate your annual allowance and the balance in your CEC account at the end of your 2013 fiscal period.

Calculating your annual allowance and your CEC account balance at the end of your 2013 fiscal period	
Balance in the account at the start of your 2013 fiscal period	\$ _____ 1
Eligible capital expenditures you made or incurred in your 2013 fiscal period _____ × 75%	\$ _____ 2
Line 1 <b>plus</b> line 2	\$ _____ 3
All the amounts you received or are entitled to receive from the sale of eligible capital property in your 2013 fiscal period	\$ _____ 4
All the amounts that became receivable in your 2013 fiscal period from the sale of eligible capital properties before June 18, 1987	\$ _____ 5
Line 4 <b>plus</b> line 5	\$ _____ 6
Line 6 × 75%	\$ _____ 7
<b>CEC account balance</b> Line 3 <b>minus</b> line 7	\$ _____ 8
<b>Annual allowance</b> 7% × line 8	\$ _____ 9
<b>CEC account balance at the end of your 2013 fiscal period</b> Line 8 <b>minus</b> line 9	\$ _____ 10

### Note

An eligible capital expenditure is reduced by the amount of any assistance received or receivable from a government for the expenditure. Also, an amount forgiven (or entitled to be forgiven) on government debt reduces your CEC account. Special conditions may apply to non-arm's length transactions.

You can deduct an annual allowance if there is a **positive** balance in your CEC account at the end of your 2013 fiscal period. You do not have to claim the full amount of the maximum annual allowance for a given year. You can deduct any amount you want, up to the maximum allowable of 7%. If your fiscal period is less than 365 days, you have to prorate your claim. Base your claim on the number of days in your fiscal period compared to 365 days.

If there is a **negative** balance in your CEC account, see "Sale of eligible capital property in the 2013 fiscal period" on this page. The following is an example of how to calculate the annual allowance and account balance.

### Example

Sylvie started her farming business on January 1, 2013. Her business has a December 31 year-end. During 2013, she bought a milk quota for \$135,000. To calculate her annual allowance and her CEC account balance at the end of her fiscal year, she completes the chart as follows:

#### Sylvie's CEC account

Balance at the start of her 2013 fiscal period .....	\$ _____ 0	1
Sylvie's eligible capital expenditure Milk quota cost for the 2013 fiscal period .....	\$ 135,000 × 75%	\$ <u>101,250</u> 2
Line 1 <b>plus</b> line 2 .....	\$ <u>101,250</u>	3
Sylvie has not sold any eligible capital property during her 2013 fiscal period. Therefore, she will not have any amounts on lines 4 to 8.		
Her maximum annual allowance on eligible capital property is 7% × line 3 ...	\$ <u>7,087</u>	9
Balance at the end of 2013 Line 3 <b>minus</b> line 9 .....	\$ <u>94,163</u>	10

## Sale of eligible capital property in the 2013 fiscal period

When you sell eligible capital property, you have to subtract part of the proceeds of disposition from your CEC account.

You have to do this calculation if you sold eligible capital property:

- in your 2013 fiscal period; or
- before June 18, 1987, and the proceeds of disposition become due to you in your 2013 fiscal period.

For 2013, the amount you have to subtract is 75% of the **total** of these amounts:

- the proceeds of disposition of all the eligible capital property you sell in your 2013 fiscal period; and
- the amount of any proceeds that become due to you in your 2013 fiscal period from eligible capital property you sold before June 18, 1987.

There may be a negative amount (excess) in your CEC account after you subtract the required amount. In this case, you will have to include part of the negative amount in your business income.

Multiply by 2/3 the part of the negative amount in your CEC account that exceeds the annual allowances deducted. To that result, add whichever is less, the excess or annual allowances deducted. This is the amount to include in your business income. The following example shows how to calculate the amount to include in your farming income.

### Example

Carol started her farming business on January 1, 2007, with a December 31 year-end. In 2007 she bought an egg quota for \$25,000. Carol sold her farming business on

September 1, 2013. She sold her egg quota for \$65,000 and she does not have any other eligible capital property in her farming business. She deducted annual allowances each year as follows:

2007 .....	\$ 1,313
2008 .....	1,220
2009 .....	1,135
2010 .....	1,056
2011 .....	982
2012 .....	913
Total	<u>\$ 6,619</u>

The amount that Carol has to include in her farming income is calculated as follows:

**Calculation of amount A**

Excess amount calculated as follows:

Proceeds of disposition × 75%	
\$65,000 × 75% .....	\$ 48,750
<b>Plus:</b>	
Total annual allowances deducted .....	<u>\$ 6,619</u> (i)
.....	\$ 55,369
<b>Minus:</b>	
Eligible capital expenditures × 75%	
\$25,000 × 75% .....	<u>\$ 18,750</u>
Excess amount .....	\$ 36,619 (ii)
The lesser of (i) or (ii) .....	\$ 6,619 A
<b>Calculation of amount B</b>	
Excess amount .....	\$ 36,619

<b>Minus:</b>	
Total annual deductions taken .....	<u>\$ 6,619</u>
.....	\$ 30,000 B

**Calculation of amount C**

Line B × 2/3 .....	\$ 20,000 C
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**Taxable amount from the sale of the egg quota:**

Line A plus line C .....	<u>\$ 26,619</u>
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Carol includes \$26,619 on line 9600, "Other income" of Form T2042.

If the property is considered to be a qualified farm property, part of the farming income may be eligible for the capital gains deduction.

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### Farming income from the sale of eligible capital property eligible for the capital gains deduction

Part of your farming income from the sale of eligible capital property (ECP) that is qualified farm property may be eligible for the capital gains deduction. You will find more information on **qualified farm property** on page 51. If you have more than one business, do a separate calculation for each. Complete the chart on the following page to calculate the amount eligible for the capital gains deduction from the sale of ECP.

**Farming income eligible for the capital gains deduction**

Farming income from the sale of ECP (other than recapture of annual allowances deducted in previous years) for 2013	_____	<b>1</b>
All proceeds of disposition from the sale of ECP that is QFP during fiscal periods that began after 1987 and ended before February 28, 2000	_____	<b>2</b>
All eligible capital expenditures made or incurred for QFP sold during fiscal periods that began after 1987 and ended before February 28, 2000	_____	<b>3</b>
Outlays and expenses related to dispositions described on line B not deducted in calculating income	_____	<b>4</b>
Line 3 <b>plus</b> line 4	_____	<b>5</b>
Line 2 <b>minus</b> line 5	_____	<b>6</b>
Amount from line 6 _____ $\times 3/4 =$		_____ <b>7</b>
All proceeds of disposition from the sale of ECP that is QFP during fiscal periods ending after February 27, 2000, and before October 18, 2000	_____	<b>8</b>
All eligible capital expenditures made or incurred for QFP sold during fiscal periods ending after February 27, 2000, and before October 18, 2000	_____	<b>9</b>
Outlays and expenses related to dispositions described on line 8 not deducted in calculating income	_____	<b>10</b>
Line 9 <b>plus</b> line 10	_____	<b>11</b>
Line 8 <b>minus</b> line 11	_____	<b>12</b>
Amount from line 12 _____ $\times 2/3 =$		_____ <b>13</b>
All proceeds of disposition from the sale of ECP that is QFP during fiscal periods ending after October 17, 2000	_____	<b>14</b>
All eligible capital expenditures made or incurred for QFP sold during fiscal periods ending after October 17, 2000	_____	<b>15</b>
Outlays and expenses related to dispositions described on line 14 not deducted in calculating income	_____	<b>16</b>
Line 15 <b>plus</b> line 16	_____	<b>17</b>
Line 14 <b>minus</b> line 17	_____	<b>18</b>
Amount from line 18 _____ $\times 1/2 =$		_____ <b>19</b>
Line 7 <b>plus</b> line 13 <b>plus</b> line 19		_____ <b>20</b>
All taxable capital gains from the disposition of ECP for the farming business that is QFP for fiscal periods that began after 1987 and ended before February 23, 1994	_____	<b>21</b>
Farming income eligible for the capital gains deduction from the sale of ECP that is QFP for fiscal periods that began after February 22, 1994, and ended before January 1, 2012	_____	<b>22</b>
Line 21 <b>plus</b> line 22		_____ <b>23</b>
Line 20 <b>minus</b> line 23		_____ <b>24</b>
Farming income eligible for the capital gains deduction for 2013 (the lesser of line 1 and line 24)		_____ <b>25</b>
If you are a <b>sole proprietor</b> : – <b>claim</b> the amount on line 25		_____ <b>26</b>
If you are a <b>partner</b> : – <b>claim your share of</b> the amount on line 25		_____ <b>27</b>

Enter the amount from line **26** or line **27** (above) on line 173 of Schedule 3, *Capital Gains (or Losses) in 2013*. To claim the capital gains deduction, use Form T657, *Calculation of Capital Gains Deduction for 2013*.

## Election

Under certain conditions, you can elect to treat the disposition of eligible capital property (ECP), (other than goodwill), as a capital gain instead of including it in the “Calculating your annual allowance and your CEC account balance at the end of your 2013 fiscal period” chart on page 44.

If you make the election, the proceeds of disposition on lines 4 and 5 of the chart are considered to be equal to the original cost.

You can then declare a capital gain equal to your actual proceeds of disposition **minus** the cost of acquisition. Report the details on the “Real estate, depreciable property, and other properties” line on Schedule 3, *Capital Gains (or Losses) in 2013*. This election will benefit you if you have unused capital losses to apply against the capital gain.

The election is only available if you meet all of the following conditions:

- you disposed of an eligible capital property other than goodwill;
- the cost of the eligible capital property can be determined;
- the proceeds of disposition exceed the cost; and
- you do not have an exempt gains balance.

The election may also help if you are eligible to claim a capital gains deduction and you disposed of an ECP that is a qualified farm property. If you disposed of an ECP that was a qualified farm property, any deemed gain reported under the election is also considered to be from a disposition of qualified farm property.

If this is the case, report the details on the “Qualified farm property” line on Schedule 3, *Capital Gains (or Losses) in 2013*, instead of the “Real estate, depreciable property, and other properties” line. See “Qualified farm property and capital gains deduction” on page 51.

Attach a note to your income tax return stating that you are electing under subsection 14(1.01) of the *Income Tax Act*.

## Replacement property

If you sell an eligible capital property and replace it with another one for the same or similar use, you can choose to postpone all or part of any gain on the sale. This happens if you acquire a replacement eligible capital property within a certain period of time. To do this, you have to replace the property no later than one year after the end of the tax year in which you sell the original property. For more information, see the archived Interpretation Bulletin IT-259, *Exchanges of Property*.

For more information about eligible capital expenditures, see the archived Interpretation Bulletin IT-143, *Meaning of Eligible Capital Expenditures*.

## Eligible capital property of a deceased taxpayer

Upon death, a taxpayer is deemed to have disposed of eligible capital property immediately prior to death, for

proceeds of disposition equal to 4/3 of the cumulative eligible capital property at that time.

The person who acquires the eligible capital property from the deceased is deemed to acquire it at the deemed disposition amount mentioned in the previous paragraph.

## Chapter 6 – Farm losses

**W**hen your farming business expenses are more than the farming business income in a year, you have a net loss. However, before you can calculate your net farm loss for the year, you may have to increase or decrease the loss by certain adjustments explained in “Line 9941 – Optional inventory adjustment included in 2013” on page 28, and “Line 9942 – Mandatory inventory adjustment included in 2013” on page 28.

If you show a net farm loss for the year, read this chapter for information on how to treat your loss. For more information on farm losses, see the archived Interpretation Bulletin IT-322, *Farm Losses*.

The amount of the net farm loss that you can deduct depends on the nature and extent of your business. Your farm loss may be:

- fully deductible;
- restricted (partly deductible); or
- non-deductible.

## Non-deductible farm losses

If you did not run your farm as a business, you cannot deduct any part of your net farm loss.

The size and scope of your farm may make it impossible for the farm to make a profit, either now or in the near future. In this case, you cannot deduct your farm loss. We consider this kind of farm to be personal. Therefore, any farm expenses are personal expenses.

## Fully deductible farm losses

If you made your living from farming, we consider farming to be your chief source of income. As long as farming was your chief source of income, you can deduct the full amount of your net farm loss from other income. Farming can still be your chief source of income even if your farm did not show a profit. Other income could come from investments, part-time employment, and so on.

To determine if farming was your chief source of income, you need to consider such factors as:

- gross income;
- net income;
- capital invested;
- cash flow;
- personal involvement;
- your farm’s ability to make a profit (both actual and potential); and

- plans to maintain or develop your farm and how you carried out these plans.

Although you may have been a partner in a farming business, you still have to determine if farming was your own chief source of income.

When farming is your chief source of income and you show a net farm loss in 2013, you may have to reduce the loss when you have other income in 2013. Any loss that is left is your farm loss for 2013.

### Example

Rick's farming business, which is his chief source of income, has a December 31 fiscal year-end. His farm loss before adjustments is \$50,000. He wants to reduce his loss by the optional inventory adjustment (OIA). Rick kept the following records for 2013:

Net farm loss before adjustments .....	\$50,000
Optional inventory adjustment .....	\$15,000
Other income .....	\$ 2,000

To reduce the loss amount, Rick adds back his OIA. He determines his farm loss for 2013 as follows:

Farm loss before adjustments.....	(\$50,000)
<b>Add</b> optional inventory adjustment.....	<u>\$15,000</u>
Farm loss after adjustments.....	(\$35,000)
<b>Add</b> other income .....	<u>\$ 2,000</u>
Farm loss for 2013 .....	<u>(\$33,000)</u>

## Applying your 2013 farm loss

You may have a farming loss in 2013. If you do, you can carry it back for up to 3 years or carry it forward for up to 20 years for all non-capital losses incurred after 2005.

In both cases, you can deduct it from your income from all sources in those years.

If you choose to carry back your 2013 farm loss to your 2010, 2011, or 2012 income tax returns, complete Form T1A, *Request for Loss Carryback*, and file one copy of the form with your 2013 income tax return. Do not file an amended return for the year to which you apply the loss.

## Applying your farm losses from years before 2013

You may be able to apply farm losses that you had in any year from 2003 to 2012 on your 2013 income tax return. You can apply these losses if you did not already deduct them, and you have net income in 2013. To apply these losses to 2013, you have to apply the loss from the earliest year first. Enter the amount that you wish to deduct on line 252 on your income tax return.

## Restricted farm losses (partly deductible)

You may have run your farm as a business. For your farm to be considered a business, you must have carried on

activities with the intention of making a profit and there must be evidence to support that intention.

However, if farming was not your chief source of income (for example, you did not rely on farming alone to make your living), you may be able to deduct only part of your net farm loss.

Each year you have a farm loss, review your situation carefully to see if farming was your chief source of income. It is important to do this, since a farming loss may be restricted in one year, but not in another year.

## How to calculate your restricted farm loss

If farming was not your chief source of income and you had a net farm loss, the loss you can deduct depends on the amount of your net farm loss.

Under proposed changes, for taxation years that end after March 20, 2013, the annual maximum deduction used in the calculation for restricted farm losses is increased from \$8,750 to \$17,500.

When your net farm loss is \$32,500 or more, you can deduct \$17,500 from your other income. The rest of your net farm loss is your restricted farm loss.

When your net farm loss is less than \$32,500, the amount that you can deduct from your other income is **the lesser of:**

- A) your net farm loss for the year; or
- B) \$2,500 **plus** 50% × (your net farm loss **minus** \$2,500).

The amount remaining is your restricted farm loss.

### Note

When the farm loss that you deduct is different from your actual farm loss because of the restricted farm loss calculation, you should indicate this on your income tax return on line 168, "Farming Income." For example, you can do this by noting "restricted farm loss," "RFL," or "Section 31" to the left of line 168.

### Example

Sharon ran a cattle farm with the intention of making a profit. However, farming was not her chief source of income in 2013. In 2013, she had employment income and a net farm loss of \$9,200, which she calculated on line 9946 of Form T2042.

The part of Sharon's net farm loss that she can deduct from her other income in 2013 is either amount A or B, whichever is **less**:

- A) \$9,200; or
- B) \$2,500 **plus** 50% × (\$9,200 – \$2,500)  
\$2,500 **plus** 50% × \$6,700

Therefore, B = (\$2,500 + \$3,350) = \$5,850.



Because Sharon can only deduct either A or B, whichever amount is **less**, she enters \$5,850 on line 141 of her income tax return and deducts this amount from her other income in 2013. Her restricted farm loss is the amount that remains, which is \$3,350 (\$9,200 **minus** \$5,850). Sharon prints "Section 31" to the left of line 168 on her income tax return to show that the loss she is deducting is the result of a restricted farm loss calculation.

### Applying your 2013 restricted farm loss

You can carry back your 2013 restricted farm loss up to three years. You can also carry it forward up to 20 years. The amount that you deduct in any year cannot be more than your net farming income for that year. If you have no net farming income in any of those years, you cannot deduct any restricted farm loss.

To carry back your 2013 restricted farm loss to your 2010, 2011, or 2012 income tax returns, use Form T1A, *Request for Loss Carryback*, and file one copy of the form with your 2013 income tax return. Do not file an amended return for the year to which you would like the loss applied.

### Applying your restricted farm losses from years before 2013

You may have net farming income in 2013. If so, you may be able to apply to your 2013 income tax return restricted farm losses that you had in any year from 2001 to 2012. You can apply these losses as long as you did not already deduct them from your farming income. Also, you can only apply them up to the amount of your net farming income in 2013. You have to apply the loss from the earliest year first before you apply the losses from other years. Claim this amount on line 252 of your income tax return.

You may have sold farmland at a time when you had restricted farm losses that you did not claim. When this happens, you may be able to reduce the amount of your capital gain from the sale. In this case, see "Restricted farm losses (partly deductible)" on page 48.

### Non-capital losses

You may have incurred a loss in 2013 from a business other than farming. If this loss is more than your other income for the year, you may have a non-capital loss. Use Form T1A, *Request for Loss Carryback* to calculate your 2013 non-capital loss.

You can carry back your non-capital loss up to three years. You can carry forward non-capital losses incurred before March 23, 2004, up to seven years. Non-capital losses incurred after March 22, 2004, and before 2006 can be carried forward 10 years. Non-capital losses incurred after 2005 can be carried forward up to 20 years.

If you choose to carry back your 2013 non-capital loss to your 2010, 2011, or 2012 income tax returns, complete Form T1A and attach one copy of the form to your 2013 return. Do not file an amended return for the year to which you apply the loss.

For more information about non-capital losses, see the archived Interpretation Bulletin IT-232, *Losses – Their Deductibility in the Loss Year or in Other Years*. You can view

carryover amounts at [www.cra.gc.ca/myaccount](http://www.cra.gc.ca/myaccount) or [www.cra.gc.ca/representatives](http://www.cra.gc.ca/representatives).

## Chapter 7 – Capital gains

This chapter explains the capital gains rules for people who farm. General capital gains rules are covered in Guide T4037, *Capital Gains*.

Throughout this chapter, we use the terms **sell**, **sold**, **buy**, or **bought**. These words describe most capital transactions. However, the information in this chapter also applies to deemed dispositions or acquisitions. When reading this chapter, you can use the terms **sold** instead of **disposed of**, and **bought** instead of **acquired**, if they more clearly describe your situation.

### Did you sell capital property in 2013 that you owned before 1972?

If you did, you have to apply a special set of rules when you calculate your capital gain or loss because you did not have to pay tax on capital gains before 1972. To help you calculate your gain or loss from the sale of property that you owned before 1972, use Form T1105, *Supplementary Schedule for Dispositions of Capital Property Acquired Before 1972*.

### Disposing of farmland that includes your principal residence

Your home is usually your principal residence. If your home was your principal residence for every year that you owned it, you generally do not pay tax on any capital gains when you dispose of it. Therefore, if you sold farmland that included your home in 2013, only part of the gain is taxable. You can choose one of two methods to determine your taxable capital gain. Try both methods to see which one is best for you.

We usually consider approximately one acre of land on which your residence is situated to be part of your principal residence. We will allow you more if you can prove that you needed more land to use and enjoy your principal residence.

#### Method 1

Separately calculate the capital gain on your principal residence and each of your farm properties. To do this, apportion the proceeds of disposition, the ACB, and any selling expenses between:

- your principal residence; and
- each of your farm properties.

Then, calculate the **taxable** capital gain on your principal residence, if any, and each of the farm properties.

Value the land that is part of your principal residence at one of the following two amounts, whichever is **more**:

- the FMV of the land; or
- the FMV of a comparable residential building site in the area.

**Note**

If your home was **not** your principal residence for every year that you owned it, there could be a capital gain on it that you have to include in your income.

Form T2091(IND), *Designation of a Property as a Principal Residence by an Individual (Other Than a Personal Trust)*, will help you to calculate the number of years that you are entitled to designate your home as your principal residence and calculate the part of your gain, if any, that is taxable.

**Example**

On February 1, 2013, Helena sold her 32-acre farm, which included her principal residence. One acre of land is part of her principal residence. Helena has these details:

**Value of land when she purchased her farm**

FMV of similar farmland per acre .....	\$ 3,750
FMV of a typical residential building site in the area.....	\$ 15,000

**Value of land when she sold her farm**

FMV of similar farmland per acre .....	\$ 6,250
FMV of a typical residential building site in the area.....	\$ 25,000

**Adjusted cost base (ACB) – actual purchase price**

Land.....	\$ 120,000
House .....	60,000
Barn.....	16,000
Silo .....	<u>4,000</u>
<b>Total .....</b>	<b>\$ <u>200,000</u></b>

**Proceeds of disposition – actual sale price**

Land.....	\$ 200,000
House .....	75,000
Barn.....	20,000
Silo .....	<u>5,000</u>
<b>Total .....</b>	<b>\$ <u>300,000</u></b>

Proceeds of disposition	Principal residence	Farm properties	Total
Land	\$ 25,000*	\$175,000	\$200,000
House	75,000		75,000
Barn		20,000	20,000
Silo		<u>5,000</u>	<u>5,000</u>
	<u>\$100,000</u>	<u>\$200,000</u>	<u>\$300,000</u>

Minus ACB:	Principal residence	Farm properties	Total
Land	\$ 15,000*	\$105,000	\$120,000
House	60,000		60,000
Barn		16,000	16,000
Silo		<u>4,000</u>	<u>4,000</u>
	<u>\$ 75,000</u>	<u>\$125,000</u>	<u>\$200,000</u>

<b>Gain on sale</b>	\$ 25,000	\$ 75,000	\$100,000
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Minus:	Principal residence	Farm properties	Total
Gain on principal residence**	<u>25,000</u>		<u>25,000</u>

<b>Capital gain</b>	\$ <u>0</u>	<u>\$ 75,000</u>	<u>\$ 75,000</u>
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<b>Taxable capital gain</b>	(1/2 × \$75,000)		<u>\$ 37,500</u>
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\* Helena uses the value of a typical residential building site for the land that is part of her principal residence,

because the FMV of a typical site in the area is more than the FMV of one acre of farmland.

\*\* Because Helena’s home was her principal residence during all the years she owned it, the capital gain is not taxable.

**Method 2**

Determine the capital gain on your land and your principal residence. Then subtract \$1,000 from the gain. Subtract an additional \$1,000 for each year after 1971 that the property was your principal residence and you were a resident of Canada. Using Method 2, you can reduce a gain to nil, but you cannot create a loss.

To calculate your capital gain, use the following formula:

Proceeds of disposition	\$ _____	<b>A</b>
Adjusted cost base	\$ _____	<b>B</b>
<b>A minus B</b>	\$ _____	<b>C</b>
Outlays and expenses	\$ _____	<b>D</b>
Capital gain before reduction (C minus D)	\$ _____	<b>E</b>
Method 2 reduction	\$ _____	<b>F</b>
Capital gain after reduction (E minus F)	\$ _____	<b>G</b>

**Note**

Transfer the entries on lines A, B, D, and G to the relevant columns on Schedule 3, *Capital Gains (or Losses) in 2013*, under “Qualified farm property” or “Real estate, depreciable properties, and other property.”

If you choose this method, attach a letter to your income tax return that includes the following information:

- a statement by you that you sold your farm and are electing under subparagraph 40(2)(c)(ii) of the *Income Tax Act*;
- a description of the property that you sold; and
- the number of years after 1971 that the farmhouse was your principal residence during which you were a resident of Canada (if you purchased your farm after 1971, give the date that you purchased it).

As proof of the value of your property, regardless of the method you choose, keep documents that have the following information:

- a description of the farm, including the size of the buildings and construction type;
- the cost of the property and the date of purchase;
- the cost of any additions or improvements that you made to the property;
- the assessment for property tax purposes;
- any insurance coverage;
- the type of land (arable, bush, or scrub); and
- the type of farm operation.

For more information, see Income Tax Folio S1-F3-C2.*Principle Residence*.

## Restricted farm losses

You may have a capital gain from farmland that you sell in 2013. You may also have restricted farm losses from previous years that you have not yet used. In this case, you can deduct part of these losses from the gain. The part that you can deduct is the property taxes and the interest on money that you borrowed to buy the land, if you included these amounts in the calculation of the restricted farm loss in question.

You cannot use the restricted farm loss to create or increase a capital loss on the sale of your farmland.

## Qualified farm property and capital gains deduction

If you have a taxable capital gain from the sale of qualified farm property, you may be able to claim a capital gains deduction. We explain **qualified farm property** on this page.

For dispositions of qualified farm property, the lifetime capital gains exemption is \$750,000. Under proposed changes, this exemption will be increased to \$800,000 for the 2014 and later tax years. Also, the exemption is proposed to be indexed after 2014.

For more information on how to calculate your capital gains deduction, see Form T657, *Calculation of Capital Gains Deduction for 2013*, and Form T936, *Calculation of Cumulative Net Investment Loss (CNIL) to December 31, 2013*.

You may be a partner in a partnership that sold capital property. In this case, the partnership includes any taxable capital gain in its income. However, as a partner, you can only claim the capital gains deduction for your share of the gain on qualified farm property.

### What is qualified farm property?

Qualified farm property is certain property you, your spouse, or common-law partner own. It is also certain property owned by a family-farm partnership in which you, your spouse, or common-law partner holds an interest. We define spouse and common-law partner in the *General Income Tax and Benefit Guide*.

Qualified farm property includes:

- a share of the capital stock of a family-farm corporation that you, your spouse, or common-law partner own;
- an interest in a family-farm partnership that you, your spouse, or common-law partner own;
- real property, such as land and buildings; or
- eligible capital property, such as milk and egg quotas.

### Real property or eligible capital property

Real property or eligible capital property is qualified farm property only if it is used to carry on a farming business in Canada by any **one** of the following:

- you, your spouse or common-law partner, or any of your parents or children (we define children on page 52);

- the beneficiary of a personal trust, or the spouse or common-law partner, parent, or child of such a beneficiary;
- a family-farm corporation where any of the above persons owns a share of the corporation; or
- a family-farm partnership where any of the above persons (except a family-farm corporation) owns an interest in the partnership.

You may have bought or entered into an agreement to buy real or eligible capital property before June 18, 1987.

We consider you to have used this property in carrying on a farming business in Canada if you meet **one** of the following conditions:

- throughout the period of at least 24 months preceding the disposition in the year you disposed of it, the property or the one it replaced was used in a farming business in Canada by any of the above persons, a family-farm partnership, or corporation, or by a personal trust from which one of the above individuals acquired the property; or
- the property, or the property it replaced, was used in a farming business in Canada for at least five years by any of the above persons, a family-farm partnership, or corporation, or by a personal trust from which one of the above individuals acquired the property. During this time, the property was owned by any of the above persons or a family-farm partnership or corporation.

We will consider real or eligible capital property to be used to carry on a farming business in Canada if you meet the following conditions:

- throughout the 24 months before the sale, you, your spouse or common-law partner, any of your children or parents, a personal trust from which one of these persons acquired the property, or a family-farm partnership (in which any of these persons has an interest) must have owned the property; and
- you meet **one** of the following two conditions:
  - the property or the property it replaced was mainly used in a farming business in Canada in which any of the above persons was actively engaged on a regular and ongoing basis. Also, in any 24 months of ownership, the person's gross income from the farming business was larger than the person's income from all other sources in the year; or
  - a family-farm partnership or corporation used the property for at least 24 months, to carry on a farming business in Canada. Also, during this time, you, your spouse or common-law partner, any of your children, or your parents must have been actively engaged on a regular and ongoing basis in the farming business.

### Transfer of farm property to a child

You may be able to transfer Canadian farm property to your child. When you do this, you can postpone tax on any taxable capital gain and any recapture of CCA until the child sells the property. To do this, **both** of these conditions have to be met:

- your child is a resident of Canada just before the transfer; and
- the farm property was land in Canada, or depreciable property in Canada of a prescribed class, or eligible capital property in respect of a farming business carried on in Canada, and has been used in a farming business in which you, your spouse or common-law partner, or any of your children were actively engaged on a regular and ongoing basis before the transfer.

Your **children** include:

- your natural child, your adopted child, or your spouse's or common-law partner's child;
- your grandchild or great-grandchild;
- your child's spouse or common-law partner; or
- another person who is wholly dependent on you for support and who is, or was immediately before the age of 19, in your custody and under your control.

The following types of property qualify for this transfer:

- farmland;
- depreciable property, including buildings; or
- eligible capital property.

Furthermore, a share of the capital stock of a family-farm corporation and an interest in a family-farm partnership also qualify for this transfer if your child is a resident of Canada just before the transfer.

For most property, the transfer price can be any amount between the adjusted cost base (ACB) and its FMV. For depreciable property, the transfer price can be any amount between its UCC and FMV. For eligible capital property, the transfer price can be any amount between:

- its FMV; and
- $4/3 \times$  your cumulative eligible capital property from the farming business  $\times$   $\frac{\text{FMV of the property}}{\text{FMV of all your eligible capital property from the farming business}}$

### Example

Wade wants to transfer these farm properties to Vicky, his 19-year-old daughter.

#### Land

ACB	\$ 85,000
FMV at the time of transfer	\$ 100,000

#### Combine

FMV	\$ 9,000
UCC at the time of transfer	\$ 7,840

Therefore, Wade can transfer:

- the land at any amount between \$85,000 (ACB) and \$100,000 (FMV); and
- the combine at any amount between \$7,840 (UCC) and \$9,000 (FMV).

If Wade chooses to transfer the land at its ACB and the combine at its UCC, he postpones any taxable capital gain

and any recapture of CCA. Also, if he does this, we consider that Vicky acquires the land at \$85,000 and the combine at \$7,840. When Vicky disposes of the land and the combine, she includes in her income any taxable capital gain and recapture that Wade postpones.

For more information about transfers of eligible capital property, see the archived Interpretation Bulletin IT-268, *Inter Vivos Transfer of Farm Property to Child*, and its Special Release.

## Transfer of farm property to a child if a parent dies in the year

We allow a tax-free transfer of a deceased taxpayer's Canadian farm property to a child if **all** of these conditions are met:

- the child was resident in Canada just before the parent's death;
- the property was used in a farming business on a regular and ongoing basis by the deceased, the deceased's spouse or common-law partner, or any of the children before the parent's death; and
- the property was transferred to the child no later than 36 months after the parent's death. In some cases, we may allow the transfer even if it took place later than 36 months after the parent's death.

The following types of farm property qualify for this transfer:

- land and buildings, or other depreciable property used in a farming business;
- eligible capital property related to a farming business; and
- a share of the capital stock of a family-farm corporation, and an interest in a family-farm partnership.

For most property, the transfer price can be any amount between the ACB and its FMV.

For depreciable property, the transfer price can be an amount between the property's FMV and a special amount. For more information, see Chapter 4, "Deemed Disposition of Property," in Guide T4011, *Preparing Returns for Deceased Persons*.

The deceased's legal representative will choose the amount in the year of death. We consider the child to acquire these properties at the amount chosen.

Similar rules apply for property that a deceased person leased to the family-farm corporation or partnership.

For eligible capital property, the transfer amount is equal to 4/3 of the cumulative eligible capital property at that time. See "Eligible capital property of a deceased taxpayer" on page 47.

If a child gets a farm from a parent and the child later dies, the property can be transferred to the surviving parent based on the same rules.

Shares or other property of a family-farm holding corporation can also be transferred based on the same rules,

from a spouse or common-law partner trust to a child of the settlor. The settlor is the person who sets up a trust, or the person who transfers property to a trust.

For more information on these transfers, see the archived Interpretation Bulletin IT-349, *Intergenerational Transfers of Farm Property on Death*.

## Transfer of farm property to a spouse or common-law partner

A farmer can transfer farm property to a spouse or common-law partner or to a spousal or common-law partner trust during the farmer's lifetime. At the time of the transfer, the farmer can postpone any taxable capital gain or recapture of CCA.

If the spouse or common-law partner later disposes of the property, the farmer, not the spouse or common-law partner, generally has to report any taxable capital gain. This rule applies to transfers made after 1971 where the farmer is living at the time the spouse or common-law partner sells the property. However, there are exceptions to this rule. For more information, see the archived Interpretation Bulletin IT-511, *Interspousal and Certain Other Transfers and Loans of Property*.

A transfer of farm property can also occur after the farmer dies. For more information, see Chapter 4, "Deemed Disposition of Property" in Guide T4011.

The rollover provisions available for farm property are now extended to land and depreciable property used principally in a woodlot farming business. They will apply where the deceased, the deceased's spouse or common-law partner, or any of the deceased's children was engaged in the woodlot

operation as required by a **prescribed forest management plan** in respect of the woodlot. These provisions apply to transfers of property that occur after December 10, 2001.

## Other special rules

You may also be able to postpone paying tax on capital gains in the following situations.

### Reserves

When you dispose of a capital property, you usually receive full payment at that time. However, sometimes you receive the amount over a number of years. Generally, a reserve allows you to defer reporting part of the capital gain to the year in which you receive the proceeds.

For example, you may sell a capital property for \$50,000 and receive \$10,000 at the time of the sale. You receive the remaining \$40,000 over four years. In this situation, you can claim a reserve. However, there is a limit to the number of years you can do this.

For more information on reserves, see Guide T4037, *Capital Gains*, and Form T2017, *Summary of Reserves on Dispositions of Capital Property*.

### Exchanges or expropriations of property

There are special rules that apply when you dispose of a property and replace it with a similar one, or when someone expropriates your property. For more information, see the archived interpretation bulletins IT-259, *Exchange of Property* and IT-491, *Former Business Property*, and its Special Release.

## Capital cost allowance (CCA) rates

Below you will find the more common depreciable properties that a farming business may use. The CCA rates appear at the end of the list. For more information on Classes 13, 14, 34, and 43.1, and Part XVII of the *Income Tax Act*, call us at 1-800-959-5525.

Depreciable property	Class No.	Depreciable property	Class No.
Aircraft – Acquired before May 26, 1976 .....	16	Harrows.....	8
Aircraft – Acquired after May 25, 1976 .....	9	Hay balers and stokers	
Bee equipment.....	8	Drawn.....	8
Boats and component parts .....	7	Self-propelled.....	10
Breakwaters		Hay loaders.....	8
Cement or stone .....	3	Ice machines.....	8
Wood .....	6	Incubators.....	8
Brooders.....	8	Irrigation equipment – Overhead .....	8
Buildings and component parts		Irrigation ponds .....	6
Wood, galvanized, or portable.....	6	Leasehold interest .....	13
Other:		Manure spreaders.....	8
Acquired after 1978 and before 1988* .....	3	Milking machines.....	8
Acquired after 1987.....	1	Mixers .....	8
Fruit and vegetable storage (after Feb. 19, 1973).....	8	Mowers.....	8
Casing, cribwork for water wells.....	8	Nets .....	8
Chain-saws .....	10	Office equipment including photocopiers, fax machines.....	8
Cleaners – grain or seed.....	8	Outboard motors.....	10
Combines		Passenger vehicles (see Chapter 4).....	10 or 10.1
Drawn.....	8	Piping – Permanent.....	2
Self-propelled .....	10	Planters – All types .....	8
Computer equipment and systems software		Ploughs .....	8
Acquired before 2005.....	10	Pumps .....	8
Acquired after March 22, 2004 .....	45	Rakes.....	8
Acquired after January 27, 2009 and before February 2012 .....	52	Roads or other surface areas – Paved or concrete.....	17
Computer software (other than systems software) .....	8	Silo fillers.....	8
Coolers – Milk .....	8	Silos .....	8
Cream separators.....	8	Sleighs.....	10
Cultivators .....	8	Sprayers.....	8
Dams		Stable cleaners.....	8
Cement, stone, wood, or earth .....	1	Stalk cutters.....	8
Data network infrastructure equipment – Acquired		Swathers	
after March 22, 2004 .....	46	Drawn.....	8
Diggers – All types .....	8	Self-propelled.....	10
Discs .....	8	Threshers.....	8
Docks .....	3	Tile or concrete drainage system – Acquired before 1965.....	13
Drills – All types .....	8	Tillers – All types.....	8
Dugouts, dikes, and lagoons.....	6	Tools	
Electric-generating equipment – portable .....	8	Less than \$500.....	12
Electric motors.....	8	\$500 and more.....	8
Elevators .....	8	Tractors.....	10
Engines – Stationary .....	8	Trailers.....	10
Fences – All types .....	6	Trucks .....	10
Forage harvesters		Trucks (freight).....	16
Drawn.....	8	Wagons.....	10
Self-propelled .....	10	Water towers.....	6
Graders – Fruit or vegetable.....	8	Weeders.....	8
Grain-drying equipment.....	8	Welding equipment .....	8
Grain loaders.....	8	Well equipment .....	8
Grain separators.....	8	Wharves	
Grain-storage building		Cement, steel, or stone.....	3
Wood, galvanized steel.....	6	Wood.....	6
Other.....	1	Wind chargers.....	8
Greenhouses (all except as noted below).....	6	Wind-energy conversion equipment	
Greenhouses of rigid frames covered with replaceable		Acquired before February 22, 1994.....	34
flexible plastic .....	8	Acquired after February 21, 1994 .....	43.1
Grinder.....	8	(Note: Class 43.1 can be used for other than wind energy.)	
Harness .....	10		

\* You may add to or alter a Class 3 building after 1987. In this case, there is a limit on the amount that you can include in Class 3. The most that you can include in Class 3 is the lower of \$500,000 or 25% of the building's cost on December 31, 1987. In Class 1, include any costs that you incur that are over this limit.

	Rates		Rates
Class 1.....	4%	Class 10.1 .....	30%
Class 2.....	6%	Class 12.....	100%
Class 3.....	5%	Class 16.....	40%
Class 6.....	10%	Class 17.....	8%
Class 7.....	15%	Class 45.....	45%
Class 8.....	20%	Class 46.....	30%
Class 9.....	25%	Class 52.....	100%
Class 10.....	30%		

# How to calculate the mandatory inventory adjustment (MIA)

For instructions on how to complete the following charts, see page 28 in Chapter 2.

**Chart 1**  
**Cash cost of purchased inventory**

Enter the amount that you paid by the end of the 2013 fiscal period for the specified animals that you bought:

Fiscal period	Cash cost
■ in your 2013 fiscal period	\$ _____ 1
■ in your 2012 fiscal period	\$ _____ 2
■ in your 2011 fiscal period	\$ _____ 3
■ in your 2010 fiscal period	\$ _____ 4
■ before your 2010 fiscal period	\$ _____ 5

Enter the amount that you paid by the end of your 2013 fiscal period for all other inventory that you bought:

■ in your 2013 fiscal period	\$ _____ 6
■ in your 2012 fiscal period	\$ _____ 7
■ in your 2011 fiscal period	\$ _____ 8
■ in your 2010 fiscal period	\$ _____ 9
■ before your 2010 fiscal period	\$ _____ 10

**Chart 3**  
**Value of purchased inventory for all other inventory**

**Inventory bought in your 2013 fiscal period**  
Enter the amount on line 6 or the fair market value, whichever is less. \$ \_\_\_\_\_ 16

**Inventory bought in your 2012 fiscal period**  
Enter the amount on line 7 or the fair market value, whichever is less. \$ \_\_\_\_\_ 17

**Inventory bought in your 2011 fiscal period**  
Enter the amount on line 8 or the fair market value, whichever is less. \$ \_\_\_\_\_ 18

**Inventory bought in your 2010 fiscal period**  
Enter the amount on line 9 or the fair market value, whichever is less. \$ \_\_\_\_\_ 19

**Inventory bought before your 2010 fiscal period**  
Enter the amount on line 10 or the fair market value, whichever is less. \$ \_\_\_\_\_ 20

**Chart 2**  
**Value of purchased inventory for specified animals**

**Inventory bought in your 2013 fiscal period**  
Enter an amount that is not more than the amount on line 1, but not less than 70% of this amount. \$ \_\_\_\_\_ 11

**Inventory bought in your 2012 fiscal period**  
Enter an amount that is not more than the amount on line 2, but not less than 70% of the total of the value at the end of your 2012 fiscal period **plus** any amounts that you paid in your 2013 fiscal period toward the purchase price. \$ \_\_\_\_\_ 12

**Inventory bought in your 2011 fiscal period**  
Enter an amount that is not more than the amount on line 3, but not less than 70% of the total of the value at the end of your 2012 fiscal period **plus** any amounts that you paid in your 2013 fiscal period toward the purchase price. \$ \_\_\_\_\_ 13

**Inventory bought in your 2010 fiscal period**  
Enter an amount that is not more than the amount on line 4, but not less than 70% of the total of the value at the end of your 2012 fiscal period **plus** any amounts that you paid in your 2013 fiscal period toward the purchase price. \$ \_\_\_\_\_ 14

**Inventory bought before your 2010 fiscal period**  
Enter an amount that is not more than the amount on line 5, but not less than 70% of the total of the value at the end of your 2012 fiscal period **plus** any amounts that you paid in your 2013 fiscal period toward the purchase price. \$ \_\_\_\_\_ 15

**Chart 4**  
**Calculation of MIA**

Enter the amount of your net loss from line 9899 of Form T2042. \$ \_\_\_\_\_ 21

Enter the value of your inventory from Chart 2 and Chart 3:

■ the amount on line 11	\$ _____	
■ the amount on line 12	\$ _____	
■ the amount on line 13	\$ _____	
■ the amount on line 14	\$ _____	
■ the amount on line 15	\$ _____	
■ the amount on line 16	\$ _____	
■ the amount on line 17	\$ _____	
■ the amount on line 18	\$ _____	
■ the amount on line 19	\$ _____	
■ the amount on line 20	\$ _____	
<b>Total value of inventory</b>	\$ _____	\$ _____ 22

MIA – enter the amount on line 21 or line 22, whichever is less. \$ \_\_\_\_\_ 23

Farm goods and services **subject to GST or HST** include:

- crop dusting;
- contract work, including field clearing, tilling, and harvesting done by one farmer on behalf of another;
- road-clearing services;
- stud or artificial insemination services;
- storing goods (for example, storing grain in a grain elevator);
- beeswax;
- maple sugar candy;
- canary seed, lawn seed, and flower seed;
- bedding plants, sod, cut flowers, living trees, and firewood;
- furs, animal hides, and dead animals not suitable for human consumption;
- fertilizer sold in containers of any size or in bulk when the total quantity is less than 500 kilograms, or any quantities of soil or soil mixture whether or not they contain fertilizer;
- gravel, stones, rock, soil, and soil additives;
- livestock or poultry not normally raised as food or to produce food for human consumption (for example, horses, mules, and mink); and
- processed wool, feathers, and down.

Many farm products and purchases are taxable but at 0%. We refer to these as **zero-rated goods**. You do not pay GST/HST when you buy these products and you do not charge GST/HST when you sell them to your customers.

**Zero-rated** farm products are:

- fruit and vegetables;
- grains or seeds in their natural state, treated for seeding purposes or irradiated for storage purposes, and hay or silage, or other fodder crops, when they are sold in quantities larger than ordinarily offered for sale to consumers, except grains and seeds packaged, prepared and sold to use as feed for wild birds or pet food;
- feed sold by a feedlot operator, as long as the price is separately identified on the invoice or written agreement;
- hops, barley, flaxseed, straw, sugar cane, or sugar beets;
- livestock such as cattle, hogs, poultry, bees or sheep that are raised or kept to produce food, or to be used as food, for human consumption, or to produce wool;
- poultry or fish eggs that are produced for hatching;
- rabbits, except those supplied by a person in the course of a business in the course of which the person regularly supplies animals as pets to consumers;

- fertilizer sold in bulk or in a container of at least 25 kg where the total quantity of fertilizer supplied at the time is at least 500 kg;
- wool that is not further processed than washed; and
- tobacco leaves that are not further processed than dried and sorted.

**Zero-rated** farm purchases are:

- tractors designed for farm use that have a rating of at least 44.74 kW at power takeoff (60 PTO horsepower);
- pull and self-propelled combines, swathers, and wind-rowers;
- headers for combines, forage harvesters, swathers or wind-rowers;
- combine or forage harvester pickups;
- forage harvesters, and self-propelled, tractor-mounted, or pull-type mechanical fruit or vegetable pickers or harvesters;
- mouldboard and disc plows (3 or more furrows), and chisel plows and subsoil chisels (at least 8 feet or 2.44 metres wide);
- discers, rod weeders, or bean rods (at least 8 feet or 2.44 metres wide);
- field and row crop cultivators (at least 8 feet or 2.44 metres wide);
- combination discer-cultivators (at least 8 feet or 2.44 metres wide);
- rototillers and rotovators (at least 6 feet or 1.83 metres wide);
- harrows sold in complete units and pulverizers (at least 8 feet or 2.44 metres wide);
- land packers, mulchers, and rotary hoes (at least 8 feet or 2.44 metres wide);
- airflow seeders, grain and seed drills (at least 8 feet or 2.44 metres wide), and farm-type row-crop or toolbar seeders or planters designed to seed two or more rows at a time;
- mower-conditioners, hay balers, hay cubers, hay rakes, hay conditioners, hay crushers, hay crimpers, hay tedders, swath turners, and wind-row turners;
- bale throwers, elevators, or conveyors, silage baggers, and round bale wrapping machines;
- grain bins or tanks with a capacity of 181 m<sup>3</sup> or less (5,000 bushels);
- transportable conveyors with belts less than 76.2 cm (30 inches) wide and 0.48 cm (3/16 inch) thick, transportable farm grain augers, transportable utility augers and transportable elevators;
- bin sweep or cleaner attachments for portable grain augers;



- tractor-powered pneumatic grain conveyors;
- feed mills, including roller mills and hammer mills;
- feed mixers, feed grinder mixers, tub grinders and other farm-type feed grinders;
- ensilage mixers and self-propelled feed or ensilage carts;
- grain toasters to use in livestock feed production;
- grain dryers;
- assembled and fully operational milking systems or individual components of milking systems that are supplied together, unassembled and then assembled into a fully operational milking system;
- automated and computerized farm livestock or poultry feeding systems, or individual components of these systems when they are supplied together, unassembled and then assembled into a fully operational feeding system;
- self-propelled, tractor-mounted, or pull-type agricultural wagons or trailers designed for off-road handling and transporting of grain, forage, livestock feed, or fertilizer, and for use at speeds not exceeding 40 km per hour;
- mechanical rock or stone pickers, rock or root rakes, and rock or root wind-rowers, forage blowers, silo unloaders, and shredders with an operational width of at least 3.66 m or 12 feet;
- tractor-mounted, self-propelled, or pull-type field sprayers with tank capacities of at least 300 litres or 66 gallons;
- granular fertilizer or pesticide applicators with operational capacity of at least 0.2265 m<sup>3</sup> or 8 cubic feet;
- liquid box, tank, or flail manure spreaders, and injection systems for liquid manure spreaders;
- leaf-cutter bees;
- complete feeds, supplements, micro-premixes, macro-premixes, or mineral feeds other than trace mineral salt feeds, as defined and labelled in accordance with the *Feeds Regulations, 1983* and designed for rabbits or a specific type of farm livestock, fish, or poultry ordinarily raised or kept for human consumption or to produce wool, when sold in bulk quantities of at least 20 kg (44 lbs.) or in bags that contain at least 20 kg (44 lbs.);
- feed sold in bulk quantities of at least 20 kg (44 lbs.) or bags that contain at least 20 kg (44 lbs.) that is designed for ostriches, rheas, emus, or bees;
- farm refrigerated bulk milk coolers;
- food processing by-products and plant and animal products sold in bulk quantities of at least 20 kg (44 lbs.) or bags that contain at least 20 kg (44 lbs.) used as feed or as ingredients in feed for farm livestock, fish, or poultry that is ordinarily raised or kept for human consumption or to produce wool, or for rabbits, ostriches, rheas, emus, or bees;

- pesticides having a purpose that includes agricultural use and having a product class of other than domestic labelled in accordance with the *Pest Control Products Regulations*;
- sales of quotas authorized by a government agency or marketing board for zero-rated products for human consumption (including dairy, turkey, chicken, eggs) and certain agricultural products (including farm livestock, zero-rated grains or seeds, hops, barley, flaxseed, straw, sugar cane, or sugar beets, and tobacco leaves); and
- farmland rented to a registrant under a sharecropping arrangement to the extent that consideration for the supply is a share of the production that is zero-rated is part of the price (any other extra payments are taxable).

GST/HST registrants can claim an **input tax credit** for the GST/HST that they paid or owe for expenses used to provide taxable goods and services at the rates of 0%, 5%, 12%, 13%, 14% and 15%.

A limited number of goods and services that you purchase are exempt from GST/HST. Because you do not pay GST/HST on these goods and services, there is no input tax credit to claim.

Examples of **exempt** goods and services include:

- insurance services sold by insurance companies, agents, or brokers;
- most services provided by financial institutions, such as arranging loans or mortgages; and
- most health, medical, and dental services.

Eligible registrants can file their GST/HST returns online, by using GST/HST NETFILE or the File a return service at [www.cra.gc.ca/mybusinessaccount](http://www.cra.gc.ca/mybusinessaccount). For information about GST/HST, go to [www.cra.gc.ca/gsthst](http://www.cra.gc.ca/gsthst).

### My Account

Using the CRA's My Account service is a fast, easy, and secure way to access and manage your tax and benefit information online, seven days a week! If you are not registered with My Account but need information right away, use Quick Access to get fast, easy, and secure access to some of your information.

You can use either your CRA user ID and password or your online banking user ID and password to log in to My Account.

For more information, go to [www.cra.gc.ca/myaccount](http://www.cra.gc.ca/myaccount).

### Handling business taxes online

Save time using the CRA's online services for businesses. You can do many things online, including:

- authorize a representative for online access to your business accounts;
- authorize the CRA to send an email to let you know that you can view a notice of assessment, instead of getting a printed copy in the mail;
- adjust a GST/HST return;
- transfer payments and immediately view updated balances;
- stop or restart the mailing of the GST/HST return for registrants package;
- submit account-related enquiries and get the responses online within 10 business days; and
- view mail (for example, a notice of assessment).

To register or log in, go to:

- [www.cra.gc.ca/mybusinessaccount](http://www.cra.gc.ca/mybusinessaccount), if you are a business owner; or
- [www.cra.gc.ca/representatives](http://www.cra.gc.ca/representatives), if you are an authorized representative or employee.

For more information, go to [www.cra.gc.ca/businessonline](http://www.cra.gc.ca/businessonline).

### Authorizing online access for employees and representatives

Authorize your employees and representatives to have online access to your business accounts so they can quickly get the information they need. Before you can authorize your employees and representatives, they need to register at [www.cra.gc.ca/representatives](http://www.cra.gc.ca/representatives) and give you their representative identifier (RepID) or their business number.

Then, to give them online access to your business accounts, you can:

- use the "Authorize or manage representatives" service at [www.cra.gc.ca/mybusinessaccount](http://www.cra.gc.ca/mybusinessaccount), which may give instant access; or
- complete and send Form RC59, Business Consent.

You can do **one authorization** for a group of employees. For more information, go to [www.cra.gc.ca/representatives](http://www.cra.gc.ca/representatives).

### Receive your CRA mail online

You can now choose to receive certain types of mail from the CRA online. When you register for our new service, we will no longer print and mail correspondence items to you. Instead, you will receive an email notification when there is mail for you to view in your secure online account.

You will be able to receive notices of assessment and reassessment, as well as some letters for the accounts you select (for example, corporation income tax and GST/HST accounts). More types of correspondence, including payroll-related mail, will be available online in the future.

### Manage online mail

To start getting mail online, register or log in at [www.cra.gc.ca/mybusinessaccount](http://www.cra.gc.ca/mybusinessaccount), select the "Manage online mail" service, and follow the easy steps.

### Online mail received

To view your online mail, select the "Online mail received" service.

All representatives that you have authorized for online access can also use this service.

### View mail

We have renamed the "View correspondence" service to "View mail" service.

With this service, you can view a notice of assessment, letter, or statement **up to three years** from the date of the item. To access this service, go to:

- [www.cra.gc.ca/mybusinessaccount](http://www.cra.gc.ca/mybusinessaccount), if you are a business owner; or
- [www.cra.gc.ca/representatives](http://www.cra.gc.ca/representatives), if you are an authorized representative or employee.

### Electronic payments

Make your payment online using the CRA's My Payment service at [www.cra.gc.ca/mypayment](http://www.cra.gc.ca/mypayment) or using your financial institution's telephone or Internet banking services. For more information, go to [www.cra.gc.ca/payments](http://www.cra.gc.ca/payments) or contact your financial institution.

## For more information

### What if you need help?

If you need more information after reading this publication, visit [www.cra.gc.ca](http://www.cra.gc.ca) or call 1-800-959-5525.

### Forms and publications

To get our forms and publications, go to [www.cra.gc.ca/forms](http://www.cra.gc.ca/forms) or call 1-800-959-5525.

### Electronic mailing lists

We can notify you by email when new information on a subject of interest to you is available on our website. To subscribe to our electronic mailing lists, go to [www.cra.gc.ca/lists](http://www.cra.gc.ca/lists).

### Tax Information Phone Service (TIPS)

For personal and general tax information by telephone, use our automated service, TIPS, by calling 1-800-267-6999.

### Teletypewriter (TTY) users

TTY users can call 1-800-665-0354 for bilingual assistance during regular business hours.

### Our service complaint process

If you are not satisfied with the **service** that you have received, contact the CRA employee you have been dealing with or call the telephone number that you were given. If you are not pleased with the way your concerns are addressed, you can ask to discuss the matter with the employee's supervisor.

If the matter is not settled, you can then file a service complaint by completing Form RC193, *Service-Related Complaint*. If you are still not satisfied, you can file a complaint with the Office of the Taxpayers' Ombudsman.

For more information, go to [www.cra.gc.ca/complaints](http://www.cra.gc.ca/complaints) or see Booklet RC4420, *Information on CRA – Service Complaints*.

### Tax information videos

We have a number of tax information videos for individuals and small businesses on topics such as preparing your income tax and benefit return, and reporting business income and expenses. To watch our videos, go to [www.cra.gc.ca/videogallery](http://www.cra.gc.ca/videogallery).

### Your opinion counts

If you have comments or suggestions that could help us improve our publications, send them to:

**Taxpayer Services Directorate**  
**Canada Revenue Agency**  
395 Terminal Avenue  
Ottawa ON K1A 0L5

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