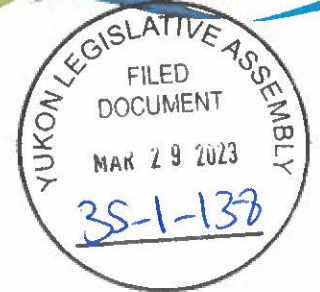




February 13, 2023

Scott Kent
MLA Copperbelt South



Dear Scott Kent:

RE: Agreement for Sale building commitment changes and transfer of title

Thank you for your letter of January 19 seeking further clarity around building commitments and transfer of title. As you know, addressing housing pressures is a significant priority for our government. This includes ensuring that not only are houses built, but that they meet building and safety codes.

The administrative change related to building commitments that you are referring to occurred in 2022 and applies to new Agreements for Sale. The administrative change is that instead of accepting 'clad to weather' as the standard for a building commitment being met, the Government of Yukon is accepting 'occupancy approval' per the City of Whitehorse's permitting process. All existing Agreements for Sale with a building commitment of 'clad to weather' remain as originally stated.

We discussed the administrative change with the City of Whitehorse before implementing it to ensure we aligned our processes and that the change would support the goal of providing quality housing to future home owners. The requirement of 'occupancy approval' was chosen because it is an established standard and provides for a consistent approach to determine that the building commitment has been met. We continue to work with City's Land and Building Services to review this policy change including timelines for occupancy.

Regarding the 30 day timeline for title transfers, this is not a new requirement. It is the Land Management Branch service standard for staff to transfer title to the purchaser within 30 days of meeting all obligations of the Agreement for Sale and requesting a title transfer. This service standard was formalized in 2021. As it far exceeds the legal six month period provided for title transfer in Agreements for Sale, and thus is our undertaking to accelerate how quickly a title is transferred for new builds.

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This change is important to protect Yukoners investing in housing as the former 'clad to weather' approach was vague and meant a title could be transferred to a lot without meeting zoning, development, and building safety requirements. By including this step, we not only protect homeowners upon occupancy, but also prevent future challenges that can arise for the homeowner when these requirements are missed for new builds.

We encourage all purchasers to read lottery documentation details and to understand the terms of their Agreements for Sale prior to signing and of course to contact the Land Management Branch directly if they have any questions or would like support in understanding aspects of the agreements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Streicker', with a long horizontal flourish extending to the right.

John Streicker
Minister of Energy, Mines and Resources