

SAFETY CODES SERVICES

Effective February 1, 2014, all new homes will require New Home Warranty Protection. Building permits will only be issued for homes that have a certificate of appropriate warranty coverage or an authorization of exemption from the coverage requirements for the property.

Applications for Residential building permit will still be accepted and plan reviews will be completed as before, but a copy of the certificate must be presented before the building permit will be issued.

- 1. This includes houses, condominiums, recreational properties (cottages and cabins), and modular and manufactured homes.**
- 2. Owner-builders will be allowed to not procure warranty. If they choose to sell their home before the ten year term of warranty, they must purchase warranty coverage to match the remaining ten year term, similar to manufactured homes. A certificate of exemption must be provided prior to issuing the building permit.**
- 3. Any manufactured/modular homes moved to Alberta from another province or country would be required to carry warranty if they were new enough to fall under the warranty periods. For example, a manufactured home that is four years old and is being moved into Alberta from Saskatchewan would have to have warranty of one year for building envelope and six years for major structural.**

Dorms, work camps, hotels and rental apartments will be exempt, as they follow a different ownership model.

New homes (single detached family homes, duplexes, multi-family homes, condominiums, manufactured homes, recreational properties) include a warranty for:

- One year labour and materials;**
- Two years for defects in labour and materials related to delivery and distribution systems;**
- Five years building envelope protection, with a requirement for the warranty provider to offer the consumer the option to purchase additional years of coverage; and,**
- 10 years coverage for major structural components.**

Learn more about Alberta's better warranty standards and get to know your role at <http://homewarranty.alberta.ca>

Effective date: The Act applies only to new homes constructed under a building permit **applied for after the February 1, 2014.**