

# THE NEW HOME BUYER PROTECTION ACT (NHBPA)

*EFFECTIVE*

**FEBRUARY 1, 2014**

Contact Municipal Affairs Toll Free: 1-866-421-6929

Website: <http://www.homewarranty.alberta.ca/>

**As of February 1, 2014, all new homes in Alberta must be built with a home warranty in place.**

**The New Home Buyer Protection Act state:**

## **Application**

- 2** This Act applies only to new homes constructed under a building permit applied for after this section comes into force.

## **Permits**

- 24(1)** a permit issuer shall not issue a permit for a proposed new home unless the applicant provides evidence, in a form acceptable to the Registrar, that the proposed new home has been registered with the Registrar, and
- a) Has the required home warranty coverage'
  - b) Will be built by an owner builder who has a valid authorization, or
  - c) Is otherwise exempted from having the required home warranty coverage.

## **Interpretation**

As per the above section on Application, where the Building permit is applied for prior to February 1, 2014 the NHBPA does not apply, even if the permit is not issued until after February 1, 2014. No evidence of home warranty is required for a building permit applied for before February 1, 2014. The NHBPA applies to all building permits applied for after the in force date of February 1, 2014.

## **HOMEOWNER/BUILDER**

When a homeowner/builder wants to build they must contact the New Home Warranty Program.

- Obtain a warranty or get an exemption. (Either way there will be a number attached to the property).
- Once number has been obtained, the building permit can be issued.

# What's the public registry?

Warranty info is just a click away.



Alberta's new warranty program includes an easy-to-use online public registry. Builders will be required to input warranty information for every new home they build after February 1, 2014.

If your home has a warranty under the new program, you'll be able to access warranty information by simply typing in your address. This will help you track key dates and find contact information for your warranty provider.

People shopping for a new home will also be able to use the registry to find out if the home has a warranty and how much coverage remains. It will also be useful for realtors, lenders, and municipalities.

Check back after February 1, 2014 to access the registry.