

Builder Licensing Program
New Home Buyer Protection Office
Alberta Municipal Affairs
16th Floor, Commerce Place
10155 - 102 St. NW, Edmonton, AB T5J 4L4

From: Monte Krueger
Registrar
New Home Buyer Protection Office

To:

Date: November 23, 2017

Subject: Builder Licence: Active Building Permit Applications

As you are aware, effective December 1, 2017, residential builders in Alberta will be required to have a builder licence to obtain building permits for new homes.

We have received inquiries about the implementation of this regulation regarding when the requirements must be met. Specifically, the question of how to process applications currently in the system has been raised by multiple municipal officials.

A primary goal during the implementation of builder licensing is the avoidance of disruption to any builds currently in process, including any projects currently in the planning phase. To this end, implementation is premised on a "phased" approach, specifically to allow flexibility to avoid backlogs in the system, not create additional work, and to allow a reasonable period for builders to become compliant.

Our understanding is that using the date of permit issuance as the "in force" compliance date for the new regulation will negatively impact a large number of permits currently in the system, and create significant backlogs. This is not a desirable outcome, and does not meet the intent of avoiding disruption to the system.

Municipal Affairs' position is that any building permits applied for before December 1, 2017 should be "grandfathered", and any new permits applied for on December 1, 2017 onwards would require a provisional licence.

Builder licensing is a significant shift for residential construction in Alberta, and Municipal Affairs is committed to working with stakeholders during implementation to ensure that implementation is as seamless as possible. We appreciate your support and comments, and are interested in how to support your work as we implement this program.

If you have any questions, please email builderlicensing@gov.ab.ca, or call the office at 1-866-421-6929. Thank you.

Sincerely,



Monte Krueger
Registrar, New Home Buyer Protection Office