



Strong Economy
Bright Future

October 25, 2024

Dawna Matthews
President South Saskatchewan
Canadian Condominium Institute
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Dear Ms. Matthews:

1. Does your party have a plan regarding moving forward to prepare the necessary amendments and regulations and to legislate important amendments, such as a Tribunal to handle disputes, to the Condominium Act?

A re-elected Saskatchewan Party will continually review and evaluate legislation with all stakeholders including *The Condominium Property Act, 1993*. We encourage you to reach out directly to the Minister of Justice if you have recommendations on amendments.

2. Does your party have a plan to assist condominiums to migrate to green energy? If so, what incentive(s) would your party offer to condominiums to facilitate the move to green energy? Is your party prepared to have the government pay for a portion of installation costs, or offer other financial incentives? Would incentives offered to homeowners (in the more traditional sense of houses/townhouses) be extended wherever possible to condominium owners?

A re-elected Saskatchewan Party government will make the Home Renovation Tax Credit permanent, allowing homeowners to claim a provincial income tax credit of up to \$4,000 in renovation expenses each year, resulting in savings of up to \$420 a year. Seniors will be able to claim an additional \$1000, resulting in savings of up to \$525 a year.

This new, permanent tax credit can be used by condo owners to invest in eligible green energy solutions.

3. Considering the structural collapse of the condominium in Surfside, and the Elliot Lake Mall collapse, and the number of aging condominiums, would your government implement any form of mandatory structural inspections of high-risk buildings?

A re-elected Saskatchewan Party will review legislation on a continual basis to ensure it is meeting the needs of Saskatchewan people and businesses. A re-elected Saskatchewan Party would welcome hearing proposals on this issue.

4. In view of this, what is your party prepared to do to encourage condominium ownership? Is your party prepared to offer incentives to buyers of new and/or resale condominium properties? Logic says that incentives paid to developers would not energize the market in the same way as incentives paid to purchasers.

Currently, Regina is ranked as the most affordable city in Canada to purchase a single-family home. Regina and Saskatoon are also ranked as two of the most affordable cities to rent a home in Canada. A re-elected Saskatchewan Party government is committed to keeping housing (including condominiums) affordable in Saskatchewan.

The Saskatchewan Party government will make the Home Renovation Tax Credit permanent, allowing homeowners to claim a provincial tax credit of up to \$4,000 in home renovation expenses each year. Homeowners who are seniors will be able to claim an additional \$1,000 in home renovation expenses for a total of \$5,000 in annual home renovation expenses.

The Home Renovation Tax Credit is in addition to two existing programs:

- The Saskatchewan Party introduced the new Saskatchewan Secondary Suite Incentive Grant Program, which provides 35 per cent of the cost to build a new secondary suite, to a maximum grant of \$35,000.
- The Saskatchewan Party renewed the PST Rebate on New Home Construction Program, which provides up to 42 per cent of the PST paid on the purchase of a newly constructed home.

5. What would you be doing to limit the complexity of condominiums to something that can reasonably be overseen by a volunteer board?

Condominium boards are governed by *The Condominium Property Act, 1993*. Board Members are required to meet their statutory and fiduciary obligations. Many sources to help volunteer board members meet these obligations exist for free online including from the Government of Saskatchewan, Office of Public Registry Administration found here: <https://www.lawsociety.sk.ca/wp-content/uploads/2020/08/CPD-111-CondominiumJan2015Board.pdf>

6. What would your party propose to assist condominium owners in having access to reasonably priced property insurance with reasonable deductibles?

Condominium insurance is a competitive industry. The Saskatchewan Party government will continue to offer competitively priced insurance plans through SGI Canada.

7. Would your government take steps through the Ministry of Labour to encourage growth in the condominium management industry by encouraging students to see management as a career path, and if so what would those steps include?

As Saskatchewan's economy continues to grow and thrive, it is important to have a workforce that aligns with the needs of Saskatchewan's labour market. The number one challenge employers are facing as a barrier to the continued rate of growth in our province is developing a labour force that maintains pace with the opportunities our economic success is creating.

A re-elected Saskatchewan Party government will ensure that the labour force is not a constraint on growth and Saskatchewan people are able to benefit from the significant employment opportunities available today and in the future. The Saskatchewan Party government is working with employers and industry partners to address labour force shortages and develop an engaged, agile and productive workforce. To address the immediate and critical workforce shortages, we unveiled *Building the Workforce for a Growing Economy: the Saskatchewan Labour Market Strategy*, which outlines how the province will ensure Saskatchewan people benefit from the jobs our economy is creating, and that Saskatchewan employers have access to the workforce needed to succeed.



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8. Would your government take steps through the Ministry of Labour to encourage growth in the condominium housing community by eliminating the division between single family homes and multi-residential homes regarding services provided, such as waste management, and the unequal costs and if so what would those steps include?

Waste management and similar services are the responsibility of the local municipality. We encourage you to reach out to your local candidates during the upcoming municipal elections to address this issue.