

NOTICE OF MOTION/MOTION WITHOUT NOTICE

Strengthening Protections for Homebuyers

Moved by: **Councillor Matlow**

Seconded by: **Councillor Kandavel**

SUMMARY:

There have been recent reports in the community of residents purchasing new builds from malicious developers posing as owner-builders to circumvent Government of Ontario regulations. This has led to residents living in unsafe conditions that have caused health and safety concerns, along with financial hardship.

This motion requests the Chief Building Official and the Chief Communications Officer, in consultation with the Home Construction Regulatory Authority (HCRA) and Tarion, to develop a public awareness strategy to educate prospective homebuyers about the risks associated with owner-builder homes, including bad-faith or malicious owner-builder practices. The motion also calls on the Government of Ontario to review the existing regulatory framework governing owner-builders and implement legislative, regulatory, and enforcement measures to close regulatory gaps, deter abuse of the owner-builder exemption, and enhance protections for homebuyers.

Reason for Urgency: This motion is urgent as it relates to the health and safety of residents.

RECOMMENDATIONS:

- 1) City Council request the Chief Building Official and the Chief Communications Officer, Communications Division, in consultation with the Home Construction Regulatory Authority (HCRA), and Tarion, to develop and implement a communications and public awareness strategy to address risks associated with owner-builder homes, including bad-faith or malicious owner-builder practices, by Q3 2027
- 2) City Council request the Province of Ontario to undertake a review of the regulatory framework governing owner-builders and implement legislative, regulatory, and enforcement measures, as appropriate, to address bad-faith or malicious owner-builder practices and strengthen protections for homebuyers.

July 30th, 2026