

Registrar Bulletin No. 15

Enrolment Fees

Effective Date: February 1, 2021
Updated: May 5, 2021

What this Bulletin is About

This Bulletin outlines how Tarion's per home enrolment fee will be charged and collected. The process to enrol a home with the warranty program is described in more detail in Registrar Bulletins 10FH, 10CH and 10 Condo.

Tarion Enrolment Fee

Tarion will continue to charge a per home Tarion Enrolment Fee which is set out in the first column of the chart on Schedule A.

Note that condominium units in a *residential condominium conversion project* will have an enrolment fee which is two times the fee noted in the first column (plus HST on that full amount).

Tarion enrolment fees are calculated based upon the "sale price" for the new home. "Sale Price" is defined as the total value of consideration, directly or indirectly payable by an owner in the agreement of purchase and sale or construction contract, excluding any applicable taxes.

If the value of consideration increases between the time when the enrolment fee is first paid and the closing date for the sale or turnover of the home, the applicant for the Enrolment Confirmation must contact Tarion and adjust the Tarion Enrolment Fee payment based upon the final sale price.

Payment of Tarion Enrolment Fee

Payment of the Tarion Enrolment Fee is the responsibility of whoever is making application for Enrolment Confirmation, which can either be the vendor or the builder.

Payment of the Tarion Enrolment Fee must be made before construction commences on the home. This means before starting the excavation for, or construction of, the foundation components or elements (such as footings, rafts or piles) for the home or building. For condominium units, the Tarion Enrolment Fee is payable at least 30 days prior to commencement of construction.

Payment of the HCRA Regulatory Oversight Fee

A Regulatory Oversight Fee of \$145 applies to every home enrolled on or after February 1, 2021. For ease of reference it is set out in column 5 of Schedule A. Note the Regulatory Oversight Fee is \$145 per home including condominium units in a *residential condominium conversion project*.

The Regulatory Oversight Fee is collected by Tarion on a per-home basis and remitted to the Home Construction Regulatory Authority (HCRA). The fee is set by the HCRA. In addition to licensing fees, the Regulatory Oversight Fee contributes to funding HCRA's initiatives and operations, including the continued monitoring of licensed builders and vendors, managing the complaints process regarding vendors and builders, publication of educational materials, maintaining the Ontario Builder Directory, and addressing non-compliance, including with respect to both professional standards and illegal building activity.

For convenience and efficiency, the Regulatory Oversight Fee is payable at the same time the Tarion Enrolment Fee is collected. Tarion's role in collecting this amount is administrative. The Regulatory Oversight Fee is remitted by Tarion to the HCRA on behalf of the vendor or builder after it is paid.

The total per home amount (apart from *residential condominium conversion projects*) to be paid to Tarion is noted in the last column of Schedule A. That column sets out the **aggregate amount** per home which includes the Tarion Enrolment fee (plus HST) plus the HCRA Oversight Fee (plus HST).

For more information about the HCRA, including the HCRA Regulatory Oversight Fee, you can visit www.hcraontario.ca

Use of BuilderLink for Payment

The Tarion Enrolment Fee (plus HST) and the HCRA Regulatory Oversight Fee (plus HST) can be paid by electronic funds transfer on Tarion's BuilderLink portal. The amount to be forwarded to Tarion for both the fees plus HST is set out in the last column of Schedule A.

Effective Date

The Fee schedule in Schedule A will apply to enrolments of homes occurring on or after February 1, 2021 (unless and until a new Fee schedule is posted by Tarion including as a result of any change to the HCRA Regulatory Oversight Fee

"Peter Balasubramanian"

Registrar

Schedule A

Tarion Enrolment Fees for All Homes (Freehold and Condominium Units*)

(NOTE - The Tarion Enrolment Fee is considered a taxable supply under the Excise Tax Act: Tarion HST #: 12154 6931 RT0001)
 HCRA's HST # is 75456 1710 RT0001

Estimated Sales Price Range**	Tarion Enrolment Fee	13% HST	Total Tarion Fee + HST	HCRA Regulatory Oversight Fee	Total HCRA Regulatory Fee +HST	Total Per Home Amount to be submitted to Tarion
Up to \$100,000.00	\$330	\$42.90	\$372.90	\$145	\$163.85	\$536.75
\$100,000.01 - \$150,000.00	\$375	\$48.75	\$423.75	\$145	\$163.85	\$587.60
\$150,000.01 - \$200,000.00	\$445	\$57.85	\$502.85	\$145	\$163.85	\$666.70
\$200,000.01 - \$250,000.00	\$515	\$66.95	\$581.95	\$145	\$163.85	\$745.80
\$250,000.01 - \$300,000.00	\$585	\$76.05	\$661.05	\$145	\$163.85	\$824.90
\$300,000.01 - \$350,000.00	\$655	\$85.15	\$740.15	\$145	\$163.85	\$904.00
\$350,000.01 - \$400,000.00	\$725	\$94.25	\$819.25	\$145	\$163.85	\$983.10
\$400,000.01 - \$450,000.00	\$815	\$105.95	\$920.95	\$145	\$163.85	\$1,084.80
\$450,000.01 - \$500,000.00	\$890	\$115.70	\$1,005.70	\$145	\$163.85	\$1,169.55
\$500,000.01 - \$550,000.00	\$970	\$126.10	\$1,096.10	\$145	\$163.85	\$1,259.95
\$550,000.01 - \$600,000.00	\$1,020	\$132.60	\$1,152.60	\$145	\$163.85	\$1,316.45
\$600,000.01 - \$650,000.00	\$1,075	\$139.75	\$1,214.75	\$145	\$163.85	\$1,378.60
\$650,000.01 - \$700,000.00	\$1,155	\$150.15	\$1,305.15	\$145	\$163.85	\$1,469.00
\$700,000.01 - \$750,000.00	\$1,205	\$156.65	\$1,361.65	\$145	\$163.85	\$1,525.50
\$750,000.01 - \$800,000.00	\$1,260	\$163.80	\$1,423.80	\$145	\$163.85	\$1,587.65
\$800,000.01 - \$850,000.00	\$1,310	\$170.30	\$1,480.30	\$145	\$163.85	\$1,644.15
\$850,000.01 - \$900,000.00	\$1,430	\$185.90	\$1,615.90	\$145	\$163.85	\$1,779.75
\$900,000.01 - \$950,000.00	\$1,485	\$193.05	\$1,678.05	\$145	\$163.85	\$1,841.90
\$950,000.01 - \$1,000,000.00	\$1,540	\$200.20	\$1,740.20	\$145	\$163.85	\$1,904.05
\$1,000,000.01 - \$1,500,000.00	\$1,670	\$217.10	\$1,887.10	\$145	\$163.85	\$2,050.95
\$1,500,000.01 - or more	\$1,745	\$226.85	\$1,971.85	\$145	\$163.85	\$2,135.70

* Note that each condominium unit in a *residential condominium conversion project* will have a Tarion Enrolment Fee which is two times the fee noted in column 3 plus \$163.85 (being the HCRA Oversight Fee +HST).

** Sale Price refers to the total amount (value of consideration) payable by an owner in an agreement of purchase and sale or construction contract, including (without limitation) the value of upgrades, extras and other consideration paid for the home including appurtenances used in conjunction with the residential dwelling (e.g., garages for single homes or parking spaces and storage lockers for condominiums). For clarity, Sale Price does not include any applicable taxes.