

## First-Time Homebuyers Development Charges Equivalent Rebate Policy

---

Approved By: Regional Council

Approved On: June 26, 2025

---

### Policy Statement

A policy governing Regional rebate of development charges and area-specific development charges for first time homebuyers that meet policy criteria. **This policy will only take effect upon receipt of new, dedicated funding from other levels of government to offset any associated costs of the rebate.**

### Application

This policy is available for qualifying first-time homebuyers of new construction home in York Region and would take effect upon receipt of new, dedicated funding from other levels of government to offset any associated costs of the rebate.

### Purpose

The purpose of this policy is to establish the rules and practices for providing a development charges equivalent rebate for first time homebuyers of new construction homes in York Region.

This policy will help address the housing affordability crisis Council declared in 2021 and will help achieve the following outcomes:

- Address the Region's housing challenges
- More accessible and affordable homeownership
- Attraction of first-time homebuyers to York Region

## Definitions

**Development charges:** The Region's development charges, including any area-specific development charges

**First-Time homebuyer:** A purchaser of an eligible home, where the purchaser is a recipient of [Ontario's Land Transfer Tax Refunds for First-Time Homebuyers](#)

**New construction:** A home in respect of which development charges have been paid and which is entitled to a warranty under section 13 of the Ontario New Home Warranties Plan Act (ONHWPA), and which is sold to the purchaser by a vendor as defined in ONHWPA

**Rebate:** A reimbursement for development charges properly paid and subsequently returned to an individual under a rebate provision

## Description

### 1. Eligibility

First-time homebuyers who apply and meet the Region's eligibility criteria may be eligible to receive a rebate on the development charges paid.

The development charges equivalent rebate applies where all the following criteria are met:

- Eligible home – Any new residential construction located in York Region with a purchase price, before tax, at or below \$1 million (as shown as the consideration on the Transfer/Deed of Land), on the date of closing which is on or after the effective date of this policy
- Eligible purchaser - Must be in receipt of a refund for an eligible home under [Ontario's Land Transfer Tax Refunds for First-Time Homebuyers](#)

The rebate does not apply to non-first-time buyers of a new home, resale residential properties, assignment sale or any non-residential properties.

### 2. Application Process

To be eligible for the Region's rebate program, the applicant must complete the Region's First-Time Homebuyers Development Charges Equivalent Rebate Application.

All rebate applications must include the following supporting documents:

- Copy of the Statement of Adjustments
- Copy of Transfer/Deed of Land
- Copy of Agreement of Purchase and Sale
- Proof of receipt of Land Transfer Tax Refund for First-Time Homebuyers

The Region reserves the right to request further documentation.

### **3. Rebate Calculation**

The Region will calculate development charges rebate available under the terms of this policy based on the actual amount of development charges paid. In no event shall a rebate be for a higher amount than the amount of development charges actually paid.

The Region's Development Charges equivalent rebate will be reduced proportionate to any reduction of the Land Transfer Tax Refund for First-Time Homebuyers.

All rebates are net of an administration fee of \$1,800, or as amended in future [York Region Fees and Charges for Services and Activities Bylaw](#).

### **4. Time Limit to Apply for Rebate**

An applicant must apply for the rebate within 8 months of the date of closing for the purchase of the new home. If this policy is repealed and the date of closing is after the repeal, subject to Council direction, no rebate will be provided.

### **5. Review and Approval**

Applications will be reviewed by the Finance Department. The application will be assessed based on the provided information and supporting documents. If approved, the applicant will receive a notification detailing the rebate amount and the expected timeline for disbursement.

### **6. Rebate Disbursement**

The rebate amount will be issued as a cheque to the registered property owners, who is a qualified first-time home buyer.

### **7. Decisions Final**

Any decision as to the eligibility and amount of the rebate will be final with no dispute mechanism.

## 8. Report Back to Council

Staff will report back to Council annually on the uptake of this policy once in-effect.

## 9. Effective Date

This policy will only take effect upon receipt of new, dedicated funding from other levels of government to offset any associated costs of the rebate.

## 10. June 2025 Committee and Council Amendments

As a result of June 2025 [Committee](#) and Council, this policy is amended as follows:

*Council approve the First Time Homebuyers Development Charges Equivalent Rebate Policy, for all new homes across the Region:*

- a. Providing a full development charges equivalent rebate up to and including \$1 million, before taxes, and a declining scale development charges equivalent rebate up to \$1.5 million, before taxes;*
- b. With an in-effect date upon receipt of new, dedicated funding from other levels of government to fully offset associated costs.*

## Responsibilities

### Director, Treasury Office, Finance Department

- Administer the rebate policy, including assisting stakeholders in determining if they qualify for the policy
- Enforce the rebate policy
- Reimburse development charges when applicable

### Director, Corporate Shared Financial Services, Finance Department

- Facilitate reimbursement of development charges when applicable

## Compliance

The **Director, Treasury Office**, shall ensure compliance with the *Development Charges Act, 1997*, this policy and all other legislative requirements.

## Reference

### Legislative and other authorities

- [Development Charges Act, 1997, S.O. 1997, c. 27](#)
- [York Region Development Charges Bylaw No. 2022-31](#)
- [York Region Fees and Charges for Services and Activities Bylaw](#)
- [Ontario New Home Warranties Plan Act](#)
- [Land Transfer Tax Refunds for First-Time Homebuyers](#)
- [Council Report, 2026 Development Charges Bylaw - Update, June 26, 2025](#)

## Contact

Title	Director, Treasury Office
Branch	Treasury Office
Department	Finance

## Approval

Council Date: <a href="#">June 26, 2025</a>	Committee Date: <a href="#">June 12, 2025</a>
Council Minute Item: H.1	Committee Minute Item: I.2.2

Accessible formats or communication supports are available upon request.

#16859163