



# Working together to prevent illegal building in Sudbury

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May 16<sup>th</sup>, 2017



# What is Illegal Building?

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Almost every new home built and sold in Ontario needs to be constructed by a licensed builder and enrolled in the statutory warranty program

Illegal building is:

- When a vendor/builder who is not licensed by Tarion builds or sells a new home
- When a builder begins construction of a new home or condo project without having enrolled the home/project with Tarion

# Why Does it Matter?

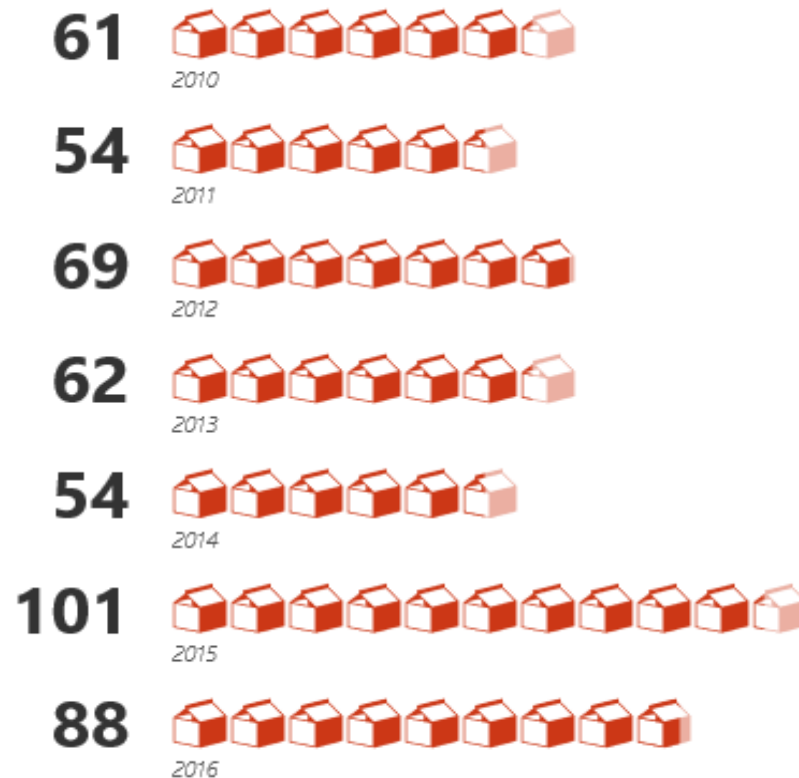
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- Consumer protection
- Failure to comply with Ontario Building Code, WSIB, OHSA
- Fuels the underground economy; unfair advantage over those who comply with the law
- Negative impact on reputation of the building industry

# What The Numbers Tell Us

## Families Impacted



# Working Together To Prevent Illegal Building



**Ontario**  
Home Builders'  
Association



ONTARIO BUILDING  
OFFICIALS ASSOCIATION  
Building Knowledge.  
Growing Communities.



## Greater Sudbury Pilots New Strategy to Prevent Illegal Home Building



no warranty?

no warranty?



**TARION**  
BUILDING CONFIDENCE

# Illegal Building Prevention Strategy

## 2015

Sarnia  
Middlesex Centre  
Barrie  
Belleville  
Sudbury  
Niagara Falls

## 2016

London  
Oakville  
Newmarket  
Stratford  
Collingwood  
Wasaga Beach  
Midland and  
Penetanguishene  
Markham

## 2017

Brampton

**NEXT: Province-wide implementation!**

# Sudbury Statistics 2016

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- 121 total building permits issued for new home construction
- 68 applications for letters of confirmation
- 56% of all new home construction permits identifying as owner built

- “We welcome this partnership with Tarion and the Sudbury & District Home Builders’ Association to protect our residents.”  
--Guido Mazza, CBO, Greater Sudbury

# Turnaround Times

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**All pilot  
municipalities  
2.68 days**

**Sudbury  
<1 day**

**I very much like being part of the Tarion illegal building pilot as it represents to the public how serious of an issue illegal building is and how concerned the stakeholders are about the issue. We are still seeing a very quick turnaround from Tarion which we very much appreciate.**

**--Ted Marecak, CBO, City of Belleville**



# Next Steps

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- Changes to the *Building Code Act* are required to implement this initiative
- Looking to our municipal leaders – our pilot partners - for an endorsement to help extend the same protections their residents enjoy to all Ontario home buyers.