

Issue	Liberal Party of B.C.	NDP of B.C.	Green Party of B.C.
Market Housing/Taxes	<ul style="list-style-type: none"> • Eliminate the Provincial Sales Tax (PST) for one year and then set it at three per cent for subsequent years. • Work with municipalities to review the current property tax structure to incent affordable housing development, prevent speculation and drive affordable rental housing. • Develop tax-relief measures to help people hurt by COVID-19 economic impacts to keep their homes. • Replace the Speculation and Vacancy Tax with a condo-flipping capital gains tax. • Implement higher property taxes for non-residents of Canada. • Establish an incentive fund for municipalities with housing policies that enable demonstrable increases in the construction and supply of new housing. • Implement tax and permitting changes to boost housing supply, 	<ul style="list-style-type: none"> • Eliminate outdated parking minimums in projects close to public transit. • Develop a single-window provincial permitting process. • Work with local governments to streamline the approval process. 	<ul style="list-style-type: none"> • Close loopholes in the Speculation and Vacancy Tax that allow many foreign owners and satellite families to be exempt. • Work with local governments to expand the “missing middle,” such as townhouses and triplexes.

	<p>including rental and market housing, to increase choice and improve affordability for British Columbians.</p> <ul style="list-style-type: none">• Require reviews of Official Community Plans every five years and require zoning bylaws be updated to reflect changes to the plan within one year after adoption.• Allow the waiving of hearings for Official Community Plan compliant projects.• Support zoning reform to provide inclusionary zoning and to ensure the Residential Rental Tenure Zoning tool cannot be used to devalue and downsize property.• Reduce delays in building-permit approvals and new homeowner costs.		
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Affordable/Social/Rental Housing	<ul style="list-style-type: none"> • Create a new residential property sub-class for rental housing of three or more units. • Change BC Assessment practices to ensure rental properties are no longer valued based on the highest and best use, but rather on actual rental use. • Use provincial and municipal land for affordable housing. 	<ul style="list-style-type: none"> • Continue the 10-year housing plan, and the 114,000 new, affordable housing • Continue rolling out our Homes For BC plan, the largest investment in affordable housing in our province's history. • Freeze rental rates to the end of 2021. After 2021, permanently limit rent increases to the rate of inflation. • Provide an ongoing income-tested renter's rebate of \$400 per year for households earning up to \$80,000 annually that are not already receiving other rental support. • Provide new rent supplements for residents of supportive housing ready to move on to independent living. • Ensure no net loss of rental units in real estate redevelopment projects. • Ensure prompt and effective resolutions of tenancy disputes. 	<ul style="list-style-type: none"> • Provide a means-tested grant that applies to low- and moderate-income earners who are paying more than 30 per cent of their income in rent. • Expand supports for co-op housing through extending leases for existing co-ops about to expire, create a land bank for new co-ops and provide security of tenure for co-ops on leased land.

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Energy Efficiency related to housing	<ul style="list-style-type: none"> • Encourage the retrofitting of homes and businesses. • Modernize the BC Building Code to address energy efficiency. 	<ul style="list-style-type: none"> • Empowering local governments to set their own carbon pollution performance standards for new buildings. • Require realtors to provide energy efficiency information on listed homes to incent energy-saving upgrades and let purchasers know what energy bills they will face. • Driving more energy-efficiency upgrades with programs and incentives for both residential and commercial buildings – including PACE (Property Assessed Clean Energy) financing that allows homeowners to take out loans for efficiency upgrades and pay them back over time through annual property taxes. 	<ul style="list-style-type: none"> • Enact Property Assessed Clean Energy (PACE)-enabling legislation. • Work with industry partners to enhance the Clean BC Better Homes, Better Buildings program by: • Increasing the short-term incentives offered to stimulate retrofits, • Accelerating the requirements of the building code and efficiency requirements of equipment, and • Partnering with colleges, technical institutes and private organizations to develop training programs to expand employment in green retrofit space.

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Strata Insurance	<ul style="list-style-type: none"> • Encourage and facilitate self-insurance models for stratas. • Eliminate the practice of “best-terms” pricing. • Reduce statutorily required insurance for strata properties from full replacement value to a level in line with actual claims cost history. • Modernize the BC Building Code to address strata insurance premiums. 	<ul style="list-style-type: none"> • Continue with the BC Financial Services Authorities’ investigation to bring down strata insurance costs. If rates have not been corrected by the end of 2021, develop a public strata insurance option, similar to that of Saskatchewan. 	<ul style="list-style-type: none"> • Convene a taskforce to deal with the rising cost of strata insurance to develop solutions as soon as the BC Financial Services Authority finished their investigation. The taskforce should include insurance brokers, insurers, and strata owners.

B.C. Libertarian Party – Housing Related Items within Platform	Conservative Party of B.C. – Housing Platform
<ul style="list-style-type: none"> • The BC Libertarian Party will eliminate provincial affordable housing subsidies, saving an estimated \$500 million annually. • BC Libertarians would remove the subsidies completely, and instead focus on measures that will increase supply of entry-level accommodations, such as reducing the complexity of building codes and encouraging municipalities to offer extra Floor Space Ratio for rental only buildings • The BC Libertarian Party would eliminate provincial fuel and carbon taxes, saving the average family over \$1000 annually. 	<ul style="list-style-type: none"> • Reviewing the existing 95% of land in British Columbia that is crown land – in consultation with First Nations, municipalities, urban planners, and other stakeholders. • Allocating up to 1% of existing Crown Land to development that will promote more affordable housing for British Columbians. • Encouraging all financial institutions in British Columbia to finance the development of affordable housing that is released from crown land. • Increasing the threshold to qualify for Property-Transfer-Tax exemption for first time home buyers. To be based on Fair Market Value in Respective BC Regions.