

October 8, 2026

To the Leaders of British Columbia's Provincial Parties:

Dallas Brodie, Leader, OneBC

Lorne Doerkson, Interim Leader, Conservative Party of BC

David Eby, Leader, BC New Democratic Party

Emily Lowan, Leader, BC Green Party

Elenore Sturko, Leader, CentreBC

Re: Housing Policy Recommendations for the 2026 Provincial Election

Dear Party Leaders:

On behalf of the Canadian Home Builders' Association of British Columbia (CHBA BC) and our eight locally affiliated associations representing more than 2,300 members across the province, I am writing to share our housing policy recommendations as your party develops its platform for the 2026 provincial election.

British Columbia's housing affordability challenge is, at its core, a supply challenge. The Canada Mortgage and Housing Corporation (CMHC) has estimated that BC will need over 600,000 housing units by 2035 to restore affordability to pre-pandemic levels, yet the province is projected to fall short by more than 200,000 homes if current construction trends continue. Closing that gap will require a significant increase in homebuilding at a time when builders are facing high financing costs, rising construction costs, growing regulatory complexity, and lengthy approval timelines.

Enclosed is our 2026 policy booklet, which sets out practical, evidence-based recommendations in three key areas:

Reducing the cost to build homes: Extend in-stream protections under the *Local Government Act* beyond the current 12 months to reflect project timelines that can reach 26 months before a building permit is issued; review the municipal infrastructure funding model to reduce over-reliance on development and amenity cost charges; and establish a fair minimum assist factor beyond the current 1%.

A stable, harmonized approach to Step Codes: Pause mandatory increases beyond Step 3 of the BC Energy Step Code for Part 9 buildings, with higher steps supported through voluntary, incentive-based pathways; limit the Zero Carbon Step Code to Emissions Level 2 (EL-2) by 2030; and harmonize local government adoption timelines.

Streamlining approvals: Pause new regulatory requirements on the building sector until it has time to recover; place greater reliance on qualified professionals by reducing duplicate reviews and introducing expedited approval streams; and continue improving the one-window permitting process through adequate staffing and standardized timelines.

In addition, we encourage all parties to consider three further measures that would help restore market confidence and provide immediate relief to housing projects already under pressure:

Deliver a GST rebate, or equivalent measure, for all buyers of new homes: The June 2026 Canada–British Columbia housing partnership was an important step on development charge relief, but BC homebuyers still lack the purchaser-side tax relief now available in Ontario, where buyers of newly built homes, not only first-time buyers, can recover federal and provincial sales tax on homes priced up to \$1.5 million. We recommend negotiating a federal-provincial agreement to implement a GST rebate, or an equivalent measure such as Property Transfer Tax exemptions, for all buyers of new homes under \$1.5 million. This would help restore buyer confidence, support pre-sales and project financing, and keep projects moving that might otherwise be delayed or cancelled.

Pause adoption of the 2025 National Model Construction Codes: This includes reversing the early adoption of Part 9 lateral load provisions in lower-risk wind and seismic regions, where builders have estimated incremental costs of approximately \$10,500 to \$25,000 or more per single-family home. A pause would allow time for a targeted review that advances cost-neutral updates while reassessing more costly measures.

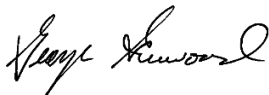
Permanently reverse the PST expansion on professional services that directly support housing delivery: Our impact assessment estimates the expansion of PST on engineering, geoscience, and architectural services could add an average of \$700 per single-family project and \$34,000 per multi-family project, with substantially higher costs upwards of \$200,000 for larger developments. It also adds costs for the many small builders who rely on contracted professional services to operate.

CHBA BC is a non-partisan organization representing builders, renovators, designers, suppliers, and tradespeople involved in every aspect of residential construction and is sharing these recommendations with all parties. Our members care deeply about delivering more homes that British Columbians can afford, and we believe these measures can help achieve our shared goal of making homes more attainable for all British Columbians.

We would welcome the opportunity to meet with you or members of your platform development team to discuss our policy booklet and these recommendations in more detail. To arrange a meeting, please contact our Policy and Government Relations team at advocacy@chbabc.org.

Thank you for your consideration. We look forward to working constructively with all parties and with the next government to improve housing attainability in British Columbia.

Sincerely,



George Greenwood,
Chief Executive Officer

Enclosed: CHBA BC 2026 Policy Booklet – Home Building in BC