



July 11, 2025

The Rt. Hon. Mark Carney, P.C., M.P.
Prime Minister of Canada
House of Commons
Ottawa, ON K1V 8K2

The Hon. François-Philippe Champagne, P.C., M.P.
Finance Minister
House of Commons
Ottawa, ON
K1V 9K2

Subject: Disastrous Impact on Failing to Implement GST Relief for First-time Home Buyers in June

Dear Prime Minister Carney and Minister Champagne:

I am contacting you today about the disastrous impact the delay on approving Bill C-4 *An Act respecting certain affordability measures for Canadians and another measure* is having upon the home construction sector and would-be first-time buyers of new homes. Specifically, the need for a prioritization at minimum to at least implement your election promise to eliminate the GST for first-time homebuyers on homes at or under \$1 million and the lowering of the GST on homes between \$1 million and \$1.5 million for first-time buyers in more expensive housing markets (though of course expanding to all buyers and increasing thresholds in more expensive markets should also follow).

While the intent of this measure was supposedly to increase housing supply, the impact of not getting this through parliament is the exact opposite. As a result, the industry is seeing a further slowdown in would-be sales and resultant starts at a time of great uncertainty already harming the industry and delaying the creation of more housing supply. In some regions, this is nothing short of disastrous. Until this election promise is fulfilled, buyers will not move ahead with purchases as they are waiting for the GST relief, starts will falter, and at this point, so too will many companies.





The same urgency that the government applied to getting Bill C-5 passed prior to summer recess needs to be applied to Bill C-4 as soon as the House of Commons resumes sitting on September 15. This includes using all legislative means at hand to usher the legislation through its various stages to ensure Royal Assent is granted without delay.

To also demonstrate that your government is serious about its promise to would-be buyers of new homes, and very importantly to help counter some of the negative impacts this delay is having on the industry, CHBA is asking for an immediate and public commitment from the government that the passing of Bill C-4 is a major priority when Parliament returns in September. First-time buyers are looking for reassurance that, should they qualify for financing, they should go ahead with their purchase now and when Bill C-4 receives Royal Assent, they can then apply for the rebate. Until such time, they will not proceed with their purchases, leaving home builders in a terrible position of not being able to reassure them, and in many cases, caused financial duress on the very firms that will still need to be around to build 500,000 homes annually in the future.

As CHBA has written to you previously, the GST rebate would have significantly more impact on boosting housing supply if it included all buyers of new homes and also included Accessory Dwelling Units and secondary suites. This should also be a priority of this government; however, at minimum, it is imperative that the bill is passed with the utmost urgency as it stands for now.

I would be happy to further elaborate on how this delay is causing great confusion and negative impact on the home construction sector, as well as first-time buyers, and how it is negatively impacting the government's election promise of building more homes.

Sincerely,

Kevin Lee, P.ENG., M.ARCH.
CEO, CHBA



Canadian
Home Builders'
Association



CC: The Hon. Gregor Robertson, P.C., M.P. – Minister of Housing and Infrastructure



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