

# REGISTRAR INTERPRETATION BULLETIN

## *New Home Buyer Protection (General) Regulation 9(1)(e)*

April 2014

Number 6  
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## LOT, BLOCK AND PLAN REQUIREMENTS IN THE NEW HOME BUYER PROTECTION SYSTEM

### ISSUE

The New Home Buyer Protection Office (NHBPO) is aware that residential builders are often unable to provide Lot, Block and Plan information for multi-family condominium properties at the time of registration with the New Home Buyer Protection System.

### DISCUSSION

The NHBPO is working towards a solution that will allow more flexibility when entering multi-family condominium properties (civic, legal land descriptions, postal code etc.) into the New Home Buyer Protection System. This solution is targeted for release by mid-June.

The NHBPO is requesting that residential builders follow the interim solution outlined below. The interim solution works with the current requirements in the New Home Buyer Protection System and allows for unique identification.

#### **Interim Solution:**

When entering the Legal Land description in the Lot Block Plan format for multi-family condominium properties please populate the fields per unit as follows:

Lot – populate this field with your lot number or the building number if there is more than one building

Block/Unit/Parcel - populate this field with the unit number, for example if there are 100 units in a building, enter sequentially (1, 2, 3 ...99, 100).

Plan – populate this field with the plan number from the original full piece of land

#### **INFORMATION FOR PERMIT ISSUERS:**

##### **Civic Addresses:**

In cases where the complete civic address is provided on the “Approved New Home Registration” issued by the Registrar (Certificate), the civic address is an acceptable identifier, and the permit can be issued based on this document matching the civic address on the permit application. As postal codes are not always available when the civic address is assigned, builders are instructed to enter Q1Q 1Q1 (Q is not used in any postal coding in Canada

therefore it is clearly not conflicting with an existing postal code). Permit issuers who verify coverage based on civic address will be in compliance with the *New Home Buyer Protection Act* in these situations, and the permit can be issued.

**Temporary Lot, Block, Plan numbers:**

Some municipalities issue temporary Lot, Block and Plan (LBP) numbers. This data is acceptable to the Registrar for use in the New Home Buyer Protection System in lieu of the Interim solution outlined above.

However, builders are not required by the Registrar to use these temporary LBPs when entering information into the New Home Buyer Protection System. Therefore, a municipality might not see a match between their temporary LBP and the LBP on the "Approved New Home Registration" issued by the Registrar (Certificate) which is presented at the time of application for the building permit.

The Registrar has deemed that it is acceptable for permit issuers to issue building permits where the LBP on the "Approved New Home Registration" issued by the Registrar (Certificate) does not match their temporary LBP. Permit issuers will be in compliance with the *New Home Buyer Protection Act* in these situations.

The "Approved New Home Registration" issued by the Registrar (Certificate), acknowledges that the temporary data provided by the builder is an acceptable representation of the proposed new home.

**Issue of this Registrar's Interpretation Bulletin is authorized by the Registrar.**



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Diane McLean

April 16, 2014

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Date