



Ontario Home Builders' Association
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Written Submission to the Standing Committee on Justice Policy
Submission re: Bill 159, Rebuilding Consumer Confidence Act, 2020
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Ontario Legislative Assembly
Standing Committee on Justice Policy
99 Wellesley Street West
Room 1405, Whitney Block
Toronto, ON, M7A 1A2

Re: Bill 159, Rebuilding Consumer Confidence Act, 2020

Dear Chair and Committee,

The Ontario Home Builders' Association (OHBA) supports recommendations that will improve the entire warranty system and build consumer confidence in the new home buying process.

OHBA has a long history of supporting both a mandatory and legislated new home warranty on every new home, and a builder-regulator that licenses new home builders in Ontario.

Bill 159 will overhaul the Ontario new home warranty and protection program, reform Tarion, and formalize the creation of a new regulator, the Home Construction Regulatory Authority (HCRA). *Bill 159* confirms the 2017 decision by the former government to split the roles of warranty provider and builder regulator between Tarion and the HCRA respectively. These changes build on Justice Cunningham's report of the Ontario New Home Warranties Plan Act and the Tarion Warranty Corporation while also responding to the 2019 Auditor General's special report on Tarion.

This is important to highlight as the Auditor General states on page 5 of her report, "Tarion provides no warranties itself; it acts to assist new-home buyers resolve disputes with their builders and serves as a financial backstop if a builder refuses to fix a defect in a new home," and confirms that it is a builders' warranty first and foremost.

It is important to understand that the any legislative, regulatory or policy changes through *Bill 159, Rebuilding Consumer Confidence Act, 2020*, will have an direct impact on the builders' warranty obligations and customer service delivery, along with impacts to the broader building design, permit, inspection and occupancy processes that involves building officials, designers, engineers, architects and many others. OHBA wishes to state the important role that home builders will play in successfully implementing any new consumer protections proposed by *Bill 159*.

The OHBA would like to thank the Standing Committee on Justice Policy for their careful consideration of *Bill 159*. OHBA looks forward to participating in future committee and consultation sessions as *Bill 159* moves to 2nd reading where impacts of the proposed bill can be better evaluated by the home building industry.

Sincerely,

Joe Vaccaro
Chief Executive Officer
Ontario Home Builders' Association