

2025 FEDERAL ELECTION

Housing Platforms

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Tax Incentives	<p>Reintroduce a tax incentive which, when introduced in the 1970s, spurred rental housing across the country. The Multiple Unit Rental Building (MURB) cost allowance allows investors to claim depreciation and certain other costs of an apartment building against unrelated income.</p> <p>Facilitate the conversion of existing structures into affordable housing units by reducing the tax liability for private owners of multi-purpose rental when they sell their building to a non-profit operator, land trust, or non-profit acquisition fund - so long as the proceeds are reinvested in building new purpose-built rental housing.</p>	4/5	<p>Introduce a "Reinvestment Tax Cut", so any person/business selling an asset will pay no Capital Gains Tax when they reinvest the proceeds in Canada. This includes companies that reinvest in active Canadian businesses. These gains would be taxed later when investors cash out/move the money out of Canada.</p>	4/5	<p>No incentives at this time.</p>	
Municipal Development Charges	<p>Cut municipal development charges in half for multi-unit residential housing, while working with provinces and territories to keep municipalities whole.</p>	4/5	<p>Municipalities to cut building taxes, for a total savings of \$100,000 on an average home in Canada's big cities. For every dollar of relief a municipality offers in development charges, a Conservative government will reimburse 50%, up to a maximum of \$50,000 in savings for new homebuyers.</p>	4/5	<p>The Communities First Fund will support provinces in building the infrastructure needed for growth, freezing development charges, and working with cities to cut them in half.</p>	
						2/5

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Federal Funding Programs for Affordable Housing	Provide over \$10 billion in low-cost financing and capital to affordable home builders.	No announcement at this time.		Boost the Rental Protection Fund to help non-profits purchase affordable apartments when they come onto the market.
		2/5		2/5
Skilled Trades	Cover apprenticeship training costs of up to \$8,000 and creating more training opportunities in the skilled trades. In addition, provide up to \$15,000 for workers in priority sectors, including construction.	Invest in training 350,000 trades workers and bring back a \$4,000 apprenticeship grant to support homebuilding jobs. Financial institutions that offer RESPs will be required to recognize all skilled trades and apprenticeship programs as eligible RESP programs, ensuring that all related expenses qualify for Education Assistance Payments.		The NDP will train over 100,000 skilled workers, including newcomers and those affected by the trade war.
		5/5	4/5	3/5
Homeownership Policies	Eliminate the GST for first-time homebuyers on homes at or under \$1 million.	Eliminate the GST on all new homes sold for under \$1.3 million.		Expand the Canada Mortgage and Housing Corporation's mandate to offer low-interest, public-backed mortgages. Strengthen the anti-flipping tax by extending the current one-year threshold to five years.
		2/5	5/5	1/5

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Housing Prefabrication & Innovation	Provide over \$25 billion in financing to innovative prefabricated home builders, including use of Canadian technologies and resources like mass timber and softwood lumber.	No announcement at this time.	The Communities First Fund supports the construction of pre-fabricated homes to speed up building timelines.
		4/5	1/5
Development Approvals Process	Building on the Housing Accelerator Fund, further reduce housing bureaucracy, zoning restrictions, and other red tape. Simplify the Building Code to speed up approvals and streamline regulations.	Through the Building Homes Not Bureaucracy Act, require big cities to boost housing completions by 15% annually, with funding withheld if targets are missed. Cities that exceed targets would get a proportional building bonus.	The NDP will encourage cities to build more homes, faster, by creating the new \$8 billion Canadian Homes Transfer over four years. Requirements include municipalities committing to 20% non-market housing in every neighbourhood.
		4/5	4/5
Rental Regulations	No announcement at this time.	No announcement at this time.	Ban corporations from buying existing affordable rental buildings. Implement national rent control. Commit to 20 percent non-market housing in every neighbourhood.
			0/5

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Public Sector Led Development	Through Build Canada Homes, the Federal Government would act as a developer to build affordable housing at scale, including on public lands. It will develop and manage projects and partner with builders for the construction phase of projects. The government will also transfer all affordable housing programming (such as the Affordable Housing Fund and the Federal Lands Initiative) from CMHC to BCH, allowing the government to draw a clear distinction with CMHC.	Sell off 6000 federal buildings, thousands of acres of federal land to build new homes.	Have the federal government build rent-controlled homes on public land.
	3/5	3/5	2/5
Foreign Buyer Restrictions	No announcements at this time.	No announcements at this time.	Introduce a permanent, loophole-free ban on foreign homebuyers
			0/5