

BYLAW NO. 9890

The Home Energy Loan Program Amendment Bylaw, 2023

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Home Energy Loan Program Amendment Bylaw, 2023*.

Purpose

2. The purpose of this Bylaw is to amend *The Home Energy Loan Program Bylaw, 2021* to:
 - (a) amend the definition of “single-family residential property”;
 - (b) add a requirement to enter into an agreement with the City within six months of being enrolled in the Program;
 - (c) enable the City to pay up to 5% more money than the total estimated costs of the work as identified in the deferral agreement to cover the costs of unforeseen repairs or small additions to the originally planned work;
 - (d) enable the City to pay up to 30% of the total estimated costs of the work as identified in the deferral agreement in advance of completion of the work for the purposes of paying contractor deposits;
 - (e) repeal the provision that states partial payments are only permitted in cases where the estimated total cost of the work exceeds \$20,000.00;
 - (f) make certain payments contingent on obtaining and closing any necessary building permits;
 - (g) make various amendments to Schedule “A”; and
 - (h) make other minor amendments.

Bylaw No. 9762 Amended

3. *The Home Energy Loan Program Bylaw, 2021* is amended in the manner set forth in this Bylaw.

Section 2 Amended

4. Clause 2(k) is repealed and the following substituted:

“(k) **“single-family residential property”** means a residential property intended to accommodate one family, including detached and semi-detached housing, but not including units in buildings with more than three units;”.

New Section 7.1

5. The following section is added after section 7:

“Deadline to Enter into Agreement with City

- 7.1 (1) A property owner must enter into a deferral agreement with the City:
- (a) within 6 months of the date the property owner is enrolled in the Program by the City; or
 - (b) if the property owner was enrolled in the Program by the City prior to April 26, 2023, by October 26, 2023.
- (2) A property owner who fails to enter into a deferral agreement within the time required by subsection (1) may be removed from the Program but may be eligible to subsequently reapply.”.

Section 13 Amended

6. (1) Subsection 13(3) is repealed and the following substituted:

“(3) Notwithstanding subsection (2), the City may, at its sole discretion, make the following payments to a contractor in advance of the eligible projects and a final energy efficiency home evaluation being completed:

- (a) a payment of up to 30% of the total estimated costs of the work as identified in the deferral agreement for the purpose of paying required deposits;
 - (b) a partial payment, if:
 - (i) the work, in the opinion of the City, involves multiple eligible projects or multiple distinct aspects and the contractor demonstrates that one or more projects or aspects of the work have been completed; and
 - (ii) the contractor satisfies any other requirements of the City.”.
- (2) Subsection 13(4) is repealed and the following substituted:
- “(4) Payments to contractors are contingent on the owner:
- (a) providing the City with proof of costs, such as invoices, that is satisfactory to the City; and
 - (b) except in the case of payments made pursuant to subsection (3)(a), obtaining and closing any necessary building permits.”.
- (3) Subsection 13(5) is repealed.

Section 14 Amended

7. Subsection 14(3) is repealed and the following substituted:
- “(3) Payments to owners are contingent on the owner:
- (a) providing the City with proof of costs, such as receipts, that is satisfactory to the City; and
 - (b) obtaining and closing any necessary building permits.”.

Section 15 Amended

8. Section 15 is repealed and the following substituted:

“Deferral Agreement

15. (1) An eligible property owner that intends to install eligible projects may, in accordance with the Program, enter into a deferral agreement with the City to pay the City the amount due over time through the payment of deferred taxes.
- (2) For further certainty, eligible projects that are completed prior to the date a deferral agreement is signed are not eligible for deferral.
- (3) The City may, at its sole discretion, allow a property owner to amend their planned project prior to construction beginning, or, in exceptional circumstances, after construction has begun, and any agreed upon changes shall be reflected through an amendment to the deferral agreement.”.

New Section 15.1

9. The following section is added after section 15:

“Contingency for Unforeseen Repairs or Minor Additions to Work

- 15.1 The City may, in its sole discretion, approve an increase of up to 5% of the total estimated costs of the work as identified in the deferral agreement, subject to the maximum amounts set out in section 12, to enable property owners to address unforeseen repairs or complete minor additional work.”.

Section 22 Amended

10. The following subsection is added after subsection 22(2):

- “(3) In the event a property owner receives any government funding, rebate, grant or other money to offset the costs of the eligible projects, the property owner shall make a payment equal to the amount received to their property taxes to reduce the amount owing to the City.”.

Schedule “A” to Bylaw No. 9890

Schedule “A”

Eligible Projects

Energy Efficiency Projects

1. (1) The following energy efficiency projects may be eligible for the Program:
 - (a) high-efficiency furnaces, boilers and central air conditioners;
 - (b) window and exterior door replacements;
 - (c) basement, attic or exterior wall insulation;
 - (d) air sealing (such as weather stripping or caulking);
 - (e) gas or tankless water heaters, gas storage water heaters or electric heat pump storage water heaters;
 - (f) drain-water heat recovery systems;
 - (g) heat recovery ventilation systems;
 - (h) smart thermostats.
- (2) The projects identified in clauses (1)(a), (b), (e) and (g) must be certified ENERGY STAR for the local climate region to be eligible projects.

Renewable Energy Projects

2. (1) The following renewable energy projects may be eligible for the Program:
 - (a) air-source heat pumps;
 - (b) geothermal heat pumps;
 - (c) solar water heater;
 - (d) solar PV panels;
 - (e) solar inverter.

- (2) The projects identified in clauses (1)(a), (b) and (c) must be certified ENERGY STAR for the local climate region to be eligible projects.

Water Conservation Projects

3. The following water conservation projects may be eligible for the Program:
 - (a) low-flow toilet replacements;
 - (b) low-flow fixture and faucet replacements;
 - (c) irrigation control systems;
 - (d) permanently affixed rainwater catchment sized to hold 50 gallons of water or more.

Other Projects

4. The following other types of projects may be eligible for the Program:
 - (a) level 2 electric vehicle (EV) charging station system, including installation costs;
 - (b) battery storage system paired with renewable generation;
 - (c) window glazing and embedded markers for birds;
 - (d) health and safety work such as asbestos removal and mold remediation;
 - (e) any work that must be completed in conjunction with any other eligible project, such as for safety, health, structural or electrical purposes (for example, drywalling, new electrical panels for solar systems or exterior siding).