

2023 Provincial Election Condominium Policy Survey

This provincial election is perhaps the most important to condominium owners, residents, and those who work in the condominium industry in Alberta's history. There are over 9,000 condominium corporations in Alberta, and over 570,000 condominium owners yet condominium owners are often left out of consideration of critical policy matters, which means those living in condominiums face inequity and are disproportionately impacted by affordability issues.

Significant efforts over the last decade have been made to advocate on behalf of all these owners to bring critical programs and reforms that will help the over 570,000 citizens who reside in condominiums and the condominium industry at large, but a significant amount of these critical changes have yet to be made.

We are distributing these policy demands to you, and ask if your party forms the next government, will you support these changes, and what are the timelines and plans for implementation. We will be sharing these with our members and our networks that reach 10,000's of Albertans.

We are calling on the next government to implement the following changes:

1. Provide Electricity Rebates for Condominiums - We estimate that close to 150,000 families were excluded from the utility affordability rebates because their electricity was billed by the utility provider to the condominium corporation, not to the unit owners directly. Condominium corporations have had to raise condominium fees dramatically to cover off the costs of higher utilities. Condominium fees have skyrocketed over the past two years with no relief for condominium owners. The government needs to retroactively include residential condominium corporations in the rebate programs to reduce the inequitable burden on condominium unit owners.
If elected, will your party provide retroactive utility rebates for the residential condominium corporations that were skipped over in the previous rebate program?
2. Establish a Condominium Dispute Tribunal - This tribunal will help adjudicate disputes and provide resolution when conflict arises between owners and boards.

Both major political parties have committed to creating a tribunal in the past but have failed to deliver. A dispute tribunal was a key initiative of the 2014 Condominium Property Act changes, but has never been implemented.

If elected, will your party implement a tribunal? Please provide details of when it will be established, and details of how you will roll it out?

3. Implement a Condominium Building Retrofitting Grant and Green Energy Program - A comprehensive retrofitting grant and incentive program to modify and update condominium and multifamily housing is needed. Aging infrastructure has led to staggering special assessments to retrofit condominiums, material costs and labor shortages have increased the cost of construction significantly.
If elected, will your party invest in green energy initiatives, support research and development and retrofitting grants to support condominium housing?

4. Clean Up the Condominium Property Act - There have been numerous amendments recommended to the legislation that are required to improve condominium governance and resolve problematic issues. The Alberta Government needs to work with condominium stakeholders to make changes and pass legislation that works for all condominium owners.
If elected, will your party commit to update the Condominium Property Act within the first two years of the term?

5. Establish a Condominium Database - The Alberta Government does not have detailed statistics on Alberta condominium demographics. The Government needs to know more about condo demographics so that departments and agencies (e.g., Service Alberta) can be in a much better position to meet condominium industry needs.
If elected, will your party establish this necessary database that will contain the necessary demographic information about condominiums in Alberta, and please provide a timeline of when you would establish it?

We ask that you provide feedback on the implementation of these policy requests by the end of day on May 14, 2023 in preparation for a news conference we will hold that week.