

Alberta Municipal Affairs

Builder Licensing



Beginning December 1, 2017, new requirements are in effect for residential builders in Alberta. All residential builders are required to have a builder licence in order to construct new homes.

After consulting with Albertans, amendments were made to the *New Home Buyer Protection Act* to establish licensing requirements for residential builders. Builder licensing is intended to reduce the risks prospective home owners face by establishing a licensing system, providing information on builders, and creating provisions to remove or suspend builders when necessary to protect home owners from negligent or unscrupulous businesses.

Builder licensing applies to anyone constructing new homes, including condominiums and large multi-family homes, as well as renovations when a residential construction project requires new home warranty coverage.

Key Dates

December 1, 2017 - Program requirements come into effect. Active residential builders who have registered two or more new homes in the registry since November 1, 2015, may receive a Provisional Licence. Full licence applications are available online. The interim builder registry, listing licensed builders, is available online.

March 31, 2018 - All builders, including those with a provisional licence, are encouraged to apply for their licence before this date to avoid processing delays that could impact their business.

May 1, 2018 - Provisional licences expire. All builders must have a builder licence in order to obtain new building permits and to build new homes in Alberta. The builder registry, with enhanced builder information, is online.