



Buying or Selling a Property with a Clean Energy Improvement Tax

Selling a home with a Clean Energy Improvement Tax

You can sell your home (or transfer it by other means) when your home has a Clean Energy Improvement Tax. There are some important considerations and obligations:

- When selling your property, you are required to disclose the Clean Energy Improvement Agreement to your realtor and the prospective buyers.
- A Clean Energy Improvement Tax is for an improvement or renovation that adds value to a home – as the improvement increases energy efficiency or produces renewable energy - and can be used as a selling feature. However, the balance left owing on the Clean Energy Improvement Tax may be a negotiating point between the buyer and the seller at the time of sale.
- The Clean Energy Improvement Tax repayment obligation can be transferred to the new owner, or you may pay off the balance in full before you sell the property. You can pay off the balance at any time without penalty.
- If the Clean Energy Improvement Tax remains on the property and the repayment obligation is transferred to the new owner, the Assignment, Novation, and Release Form (Schedule E in the Clean Energy Improvement Agreement) must be completed and signed by both the seller and the purchaser of the home and submitted to The Town. The Clean Energy Improvement Tax will remain on the property until the end of the term or until paid out by the new owner.

Purchasing a home with a Clean Energy Improvement Tax

- The Clean Energy Improvement Tax is for improvements or renovations that typically add value, reduce energy bills, and increase the comfort of the property. For example, the Clean Energy Improvement Tax may have been used to install solar PV, new triple pane windows, or high-quality insulation.
- The Clean Energy Improvement Tax is incorporated into property taxes, ensuring that the property owner who currently benefits from the improvement bears the cost throughout the useful life of the enhancement.
- When buying a home with a Clean Energy Improvement Tax, decide whether you will take over the repayment of the Tax or want it to be paid off by the existing owner before you take ownership. This will be a negotiation point between the buyer and the seller and may impact the final selling price of the home.
- If you are taking over the repayment of the Clean Energy Improvement Tax upon purchasing the home, the Assignment, Novation, and Release Form (Schedule E in the Clean Energy Improvement Agreement) must be completed and signed by both the buyer and the seller of the home and submitted to The Town.
- For more details see: Clean Energy Improvement Tax Info Sheet

Still have questions? Email CEIP@okotoks.ca

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