



Eligibility

To be considered for placement on the rental waitlist, you must meet the following criteria.

ELIGIBILITY REQUIREMENTS

Applicants must meet the following criteria to be eligible:

1. You are a Canadian citizen, hold permanent residency, or hold a valid work permit.
2. You agree to occupy the unit as your primary residence – subletting is not permitted.
3. You are an eligible resident of Banff National Park based on the definitions below as outlined by Parks Canada:
 - i) an individual whose primary employment is in Banff National Park; or
 - ii) an individual who operates a business, except a home occupation or bed and breakfast, in Banff National Park and whose presence at the place of business is necessary for the day-to-day operation of the business; or
 - iii) a retired individual who resides in Banff National Park and who, for five (5) consecutive years immediately prior to retirement:
 - (a) was employed primarily in Banff National Park; or
 - (b) operated a business in Banff National Park and whose presence at the place of business was necessary for the day-to-day operation of the business; or
 - iii) a retired individual who resided in Banff National Park at the time of the individual's retirement and who resided in Banff National Park on July 30, 1981; or
 - iv) an individual who is a student in full-time attendance at an educational institution that is located within Banff National Park and registered under the Income Tax Act or applicable provincial legislation relating to education; or
 - v) the spouse or a dependent of an individual referred to in any of the clauses above.
4. You are working a minimum of 30 hours per week (either for a Banff licensed business or self-employed **OR**
5. You are a retired individual or in receipt of disability benefits currently living in Banff and can demonstrate, 5 years of employment in the National Park or hold a statutory declaration of retirement from Parks Canada and 5 years of residential history.
6. You meet the financial qualifying criteria and can demonstrate gross household income falls between the minimum and maximum income thresholds.
7. You do not own any property in the Bow Valley (Lake Louise to Kananaskis).
8. Any residents who identify as in need of a **barrier free unit**, will be prioritized based on the following criteria:
 - Disability or mobility issues
 - Person(s) over the age of 65 years looking to age in place
 - Person(s) caring for a family member(s) over the age of 65 years

If you meet the criteria, please proceed with the application.

Guidelines

This checklist is to help guide you through the steps of completing your rental application.

SUPPORTING DOCUMENTS

Gather the supporting documents listed below for all applicants over the age of 18 who will be listed on the lease agreement.

- ✓ Proof of legal status in Canada - Canadian passport or birth certificate; permanent resident card, or valid work permit
- ✓ Photo ID – Passport or driver’s license (if the above document(s) do not include a photo)
- ✓ Copy of Notice of Assessment (NOA) - confirmation of gross household income from the most recent tax year (line 15000 of the NOA)
- ✓ Proof of current Banff employment - **3 months** of pay statements or employment letter showing hours and salary **OR**
- ✓ Proof of Self-employment - Banff Business License and Proof of Business Ownership **OR**
- ✓ Statement of disability income or pension income

FINANCIAL QUALIFYING CRITERIA

The table below outlines unit types available, minimum/maximum household incomes, and occupancy limits.

Unit Size	Minimum Household income	Maximum Household income	Ti’nu Rental Rates	Max numbers/unit
Studio	\$31,200	\$57,095	\$904*	2
One-bedroom	\$44,175	\$74,400 (one income) \$91,512 (two incomes)	\$1178*	2
Two-bedroom	\$64,800	\$109,137 (one/two incomes) \$134,238 (three incomes)	\$1728*	**2-4

* A \$15 per month pet fee applies for housing 1 pet (pet friendly units only)

**There is a minimum occupancy requirement of 2 people in a 2-bedroom unit.

Rental rates are reflective of 2025 and are updated annually. New rental rates come into effect every January 1.

All applicants will be contacted on an annual basis to confirm their intent to remain on the waitlist and update their qualifying information.

A PLACE TO LIVE AND A PLACE TO CALL HOME

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