



# UPDATED JANUARY 2025 BHC FEES AND CHARGES

## FEES AND CHARGES

Banff Housing Corporation's mandate is to operate on a cost-recovery model to ensure financial and organizational sustainability. Below is the current fee structure. The Banff Housing Corporation Board reviews fees annually to ensure continued cost recovery.

### Registered Resale List Application Fee (RRL)

- \$50 one-time fee paid after application processing.

### Mortgage Consent

A form provided to Parks Canada, signed by the board of directors, confirming that the total mortgage charge on the title does not exceed 95% of the owner's equity interest in the property. Example: new mortgage or a remortgage

- \$350 + GST

### Subordination Agreement

As BHC homes are not eligible for traditional mortgage insurance, the BHC assumes this risk through a legal agreement between the BHC and an owner's mortgage lending institution (if applicable), signed by the BHC board of directors, provided to the mortgage lender.

- \$650 + GST

### Sublease Assignment Consent

A form provided to Parks Canada, signed by the board of directors, confirming property title changes. Example: new buyers of a property or an owner change during occupancy, i.e., new marriage, divorce, etc.

- \$350 + GST

### Postponement

An agreement provided to a mortgagee's lender, signed by the board of directors, temporarily postpones a mortgage payout or alters the priority of existing mortgages and allows a new charge to be prioritized over an existing one (specific to MS1 2nd mortgages) - Example: Government grant funding for renovation.

- \$350 + GST

### Rental Consent

An administrative fee associated with the board review of a homeowner's rental request for their property under certain conditions.

- \$350 + GST

### Resale fee

A fee associated with the cost of the resale of a BHC home to the RRL. This includes pre-sale meetings with the homeowners, sales preparation, cost of appraisals, advertising and promotion, RRL applicant management, open house, and monitoring negotiations.

- 1% of the purchase price to the buyer (both equity share and price-restricted portfolios)

## Annual Administration Fee

All BHC homeowners are required to pay an annual administration fee to help cover the corporation's operating expenses. These expenses include staffing, office supplies, legal services, board administration, and audit-related costs.

The fee is invoiced each year on **September 1**, except for homeowners in **The Aster development**, who are invoiced each **February 1**.

The annual fee amounts are:

- \$250 + GST for **Peyto Place** and **The Aster**
- \$257.14 + GST for **all other developments**

## Administration Fee Late Penalty and Interest

Once the due date for the annual administration fee has passed, homeowners with an outstanding balance will be charged the following late fees:

1. Administration penalty of \$30
2. Interest charge of prime + 1% on the entire outstanding balance on account