

February 6, 2026

Via Email

Right Honourable Mark Carney
Prime Minister of Canada
Mark.carney@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario
premier@ontario.ca

Re: Remove the GST/HST from all New Homes Purchased as Primary Residences in Ontario

Please be advised that at its meeting held on February 2, 2026, the Council of the Town of Whitby adopted the following as Resolution # 17-26:

Whereas housing affordability is one of the most pressing issues facing Ontario families; and,

Whereas the current HST rate on new homes in Ontario is 13%, which adds tens of thousands of dollars to the cost of a typical home; and,

Whereas existing federal and provincial HST rebates on new homes purchased from the builder are limited by purchase-price thresholds, with most new homes in Ontario priced above the level required to qualify for meaningful relief, thereby limiting their effectiveness in improving overall housing affordability; and,

Whereas the federal and provincial governments have proposed new GST/HST rebates only for first-time homebuyers purchasing from the builder a newly built or substantially renovated home; and,

Whereas according to research conducted by the Ontario Homebuilders' Association, first-time home buyers currently represent approximately 5% of the new home market; and,

Whereas the Ontario Homebuilders' Association estimates that a full HST exemption would stimulate the construction of an additional 53,000 new homes,

on top of the roughly 80,000 homes already expected to be available for sale by 2026 — bringing the total to approximately 132,000 units.

Now Therefore be it resolved:

1. That the Council of the Town of Whitby calls on the Government of Canada and the Government of Ontario to remove the GST/HST from all newly built or substantially renovated homes purchased from the builder as primary residences in Ontario up to \$1.5 million; and,
2. That this resolution be circulated to the Prime Minister of Canada, Minister of Finance and the Minister of Housing, Infrastructure and Communities, and to the Premier of Ontario, the Ontario Minister of Finance, the Ontario Minister of Municipal Affairs and Housing, our local MP and MPP, the Association of Municipalities of Ontario, and to all municipalities in Ontario.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905.430.4300.



Kathyn Douglas
Supervisor, Legislative Services
clerk@whitby.ca

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The Honourable François-Philippe Champagne, Minister of Finance and National Revenue – francois-philippe.champagne@parl.gc.ca

The Honourable Gregor Robertson, Minister of Housing and Infrastructure – gregor.robertson@parl.gc.ca

The Honourable Peter Bethlenfalvy, Minister of Finance – minister.fin@ontario.ca

The Honourable Rob Flack, Minister of Municipal Affairs and Housing - minister.mah@ontario.ca

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All Ontario Municipalities