



**CITY OF MOOSE JAW**  
**Replacement Housing Incentive Program/  
In-Fill Housing Incentive Program Information Sheet**



The Replacement Housing Incentive Program was developed by the City of Moose Jaw and is intended to stimulate the construction of new housing. We invite you to participate in this Council approved initiative which initially commenced on April 1, 2003. In 2007 City Council opted to maintain the Program on a permanent basis. On May 30, 2011, City Council approved the In-Fill Housing Program (within designated areas) and authorized the construction of duplex dwellings as tax exempt eligible.

**Replacement Housing Incentive Program:**

Properties with an existing house being demolished and a new single family residential house or duplex dwelling being constructed on the same site are eligible for the program. Ready to Move and Modular Homes are also eligible.

Construction must be substantially complete within one (1) year of receiving the building permit and request of building inspection upon completion.

Mobile Homes **are not** eligible for this program.

Upon confirmation from the City's Building Inspector that the dwelling is substantially complete, approved applicants under this program will receive a five (5) year 100% tax exemption.

The tax exemption is by calendar year beginning on January 1 of the year immediately following substantial completion. In order to receive maximum benefits, **supplementary taxes incurred in the first year will be levied** and are the responsibility of the property owner.

The tax exemption agreement is non transferable and non-assignable. It is applicable to the original homeowner. **The tax exemption ceases when the property is sold or if taxes on a property go into arrears.**

Additional assessment added to the original property, such as basement rooms, will receive the tax exemption for the remaining period of the exemption.

**In-Fill Housing Incentive Program:**

All vacant lots within designated areas are eligible for this program. **Lots in Sunningdale, VLA, Iron Bridge, West Park, Copper Ridge and Westheath (south of Coteau Street West and west of 16th Avenue SW) are not eligible.**

All zoning requirements must be met.

All other terms and conditions are as above.

An application form for these incentive programs can be obtained through [Planning & Development Services Branch](#). Applications will be pre-approved subject to construction of a new house on the property and must be filled out at the same time or prior to the building permit approval.

For more information, please contact [mloney@moosejaw.ca](mailto:mloney@moosejaw.ca) or 306-694-4428.