



April 1, 2015

Consultation on the *Regulation to The New Home Warranty Act*  
Consumer Protection Division  
Room 1203, 155 Carlton Street  
Winnipeg, MB R3C 3H8

Dear Mr. Kevin Danner,

On behalf of the Association of Manitoba Municipalities (AMM), I am writing to provide some comments on the first completed draft of the *Regulation to The New Home Warranty Act*, which is not yet in force.

In addition, I would like to thank you for leading a policy break-out session at AMM's Municipal Officials Seminar on March 18, 2015 in Winnipeg. Many of our members found your presentation on Manitoba's New Home Warranty legislation informative and helpful.

On several occasions, the AMM requested Minister Lemieux and departmental staff to analyze how warranty costs, administrative process changes and liability issues may affect municipalities as a result of this proposed legislation.

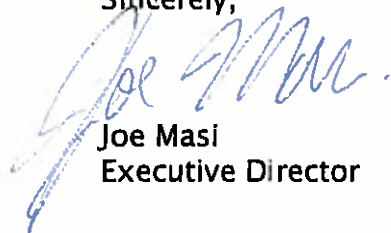
While the AMM understands warranty coverage provided by a registered third-party will reflect a market-based model, we are cautious about regulatory changes that may result in excessive cost increases that hinder community development efforts. High warranty costs may discourage homeowners from building and potentially push smaller builders out of the market.

Following the models put forth by Alberta and British Columbia, we believe the secure, online public registry will be a useful tool for municipalities as it should simplify the administration process for municipal officials. Moreover, we were also pleased to learn during the AMM's policy break-out session the Province of Manitoba will cover all training costs to municipalities, as may be required.

In accordance with section (7)3 of the Act concerning the liability exposure of permit issuers, the AMM welcomes the stipulation that the authority issuing a building permit for a proposed new home is not liable, either directly or vicariously, for any damages or other loss sustained by any person because the new home is not covered by a home warranty or because the home builder is not registered, authorized or exempt.

The AMM appreciates the opportunity to provide these comments, and your timely provision of relevant *Act* documents and background materials throughout the consultation process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Masi".

Joe Masi  
Executive Director