



Information Sheet – 2025 Additional Dwelling Unit Incentive Program

Complete & forward to: County of Lambton Housing Services Department – Program Coordinator
162 Lochiel Street, Suite 100
Sarnia ON N7T 7W5

Or online at www.lambtononline.ca under: Residents ► Housing Services ► Additional Dwelling Unit Incentive Program

ADDITIONAL DWELLING UNIT INCENTIVE PROGRAM

The Federal and Provincial governments have partnered with the County of Lambton to fund the Additional Dwelling Unit Incentive program. The County of Lambton's Additional Dwelling Unit Incentive Program is to provide eligible homeowners with loan assistance of up to \$25,000 or 75% of the total cost of the project, whichever is less, to create an additional dwelling unit at their home. Eligible Additional Dwelling Units must be modest, remain affordable at a rate of 80% of Annual Market Rents as determined by CMHC for a minimum of 15 years, be governed by the Residential Tenancies Act and be occupied by a tenant with annual income below \$99,000. Homeowner will be responsible for income testing tenants and providing verification that tenant requirements have been met prior to occupancy.

AFFORDABLE RENTS

Affordable rents are rents that are charged at or below 80% of the average market rents as set annually by CMHC. The maximum rent that can be charged is:

Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
\$774	\$881	\$1,045	\$1,236

TO QUALIFY APPLICANTS MUST:

- | | |
|--|---|
| <input type="checkbox"/> Be 18 years of age or older, Canadian citizen, landed immigrant or have Refugee claimant status | <input type="checkbox"/> Market value (MPAC or licensed qualified appraisal) of home does not exceed \$527,000 |
| <input type="checkbox"/> Combined total gross household income cannot exceed \$171,000 | <input type="checkbox"/> Results from Title and Sherriff Certificate searches (completed by the County of Lambton) are to the County's satisfaction |
| <input type="checkbox"/> Applicant(s) must own both the home and the land the home is situated on | <input type="checkbox"/> NOT owe any social housing arrears in Ontario |

LOAN DETAILS

- ❖ The loan is payment free, interest free and forgiven at a rate of 6.6% as long as the participant complies with program rules at all times.
- ❖ If the home is sold before the 15-year period expires or is in default of any terms of the Loan Agreement, the homeowner must repay the original loan less any loan forgiveness, as calculated by the County of Lambton. Under certain circumstances, the full amount of the loan may be repayable.
- ❖ The County's loan must be registered against the property in either first or second position
- ❖ The County of Lambton registers the loan as a second mortgage on the property title

PROPERTY REQUIREMENTS

- ✓ Located in Lambton County
- ✓ Purchase price must not exceed \$325,000.
- ✓ Can be detached, semi-detached, townhomes, or apartments (mobile homes and homes on reserve lands are ineligible).
- ✓ Resale homes require a certified home inspection.
- ✓ New homes must comply with the Ontario New Home Warranty Plan Act

For assistance or questions, call 519-344-2062 ext. 2165 or 1-800-387-2882

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