

YOUR GUIDE TO THE TARION NEW HOME WARRANTY IN ONTARIO

Every licensed builder must enroll new homes with Tarion and provide statutory warranty coverage under the Ontario New Home Warranties Plan Act. Every year, more than 50,000 new homes are enrolled in this plan. In our guide, we breakdown pre-possession warranty, post-possession warranty, and claims process.



barrhomes.ca

BEFORE YOU MOVE IN

Tarion Warranty begins the day you sign purchase papers. You're protected for:

- **Deposits**

Up to \$60,000 for freehold homes and up to \$20,000 for condos (in addition to trust protections under the Condominium Act)

- **Delayed Closing or Occupancy**

You may receive up to \$7,500 in compensation if your builder misses critical dates and doesn't provide proper notice

- **Financial Loss Due to Builder Failure**

Coverage applies if your builder goes bankrupt and is unable to complete the project

AFTER YOU MOVE IN

Your home is protected under a seven-year warranty, divided into three phases:

1-Year Warranty

- Poor workmanship or material defects
- Ontario Building Code violations
- Anything preventing safe occupancy

2-Year Warranty

- Defects in electrical, plumbing, or HVAC systems
- Water leaks or foundation seepage
- Exterior cladding or envelope failure
- Health and safety Code violations

3- to 7-Year Warranty

- Major structural defects
- Foundation issues
- Roof failure or collapse of load-bearing systems

BARR Homes goes beyond Tarion coverage by offering every homeowner a lifetime limited warranty on foundation waterproofing through Code Blue.

NEED TO MAKE A CLAIM?

Tarion requires each new homeowner to submit their concerns in writing directly to Tarion at the following milestones: 30 days, 1 year and 2 years ,after possession.

Submit your claim through Tarion's portal at MyHome.Tarion.com

USE THE RIGHT FORMS

- **30-Day Form:** Submit within the first 30 days of taking possession. Report any visible or early issues.
- **Year-End Form:** Between Day 31 and Day 365. This is your last chance to report Year 1 issues.
- **Second-Year Form:** Submit any time during your second year of occupancy.
- **Major Structural Defect Form:** Use if a structural issue arises from Year 3 to Year 7.

Once submitted, Tarion notifies your builder, who gets a 120-day period to fix the issue. Be available for scheduling inspections or repairs during this time.

If your builder does not respond or you're not satisfied with the fix, you can request a conciliation. Tarion will inspect the issue themselves and make a decision.

TARION WARRANTY'S ROLE IN RESOLUTION

If the issue is deemed valid and your builder fails to act, Tarion may:

- Mediate a resolution
- Order the builder to make repairs
- Pay for repairs directly (in rare cases)

All communication must go through MyHome. Verbal promises from your builder don't count unless documented in writing.
