Home and Commercial Energy Loan Programs

BUYING OR SELLING A PROPERTY WITH A LOAN STILL OWING.

How do I sell my property with an existing Home or Commercial Energy Loan Program loan?

- You can sell a property with a home or commercial energy loan program loan by either transferring the loan to the new owner or by paying off the loan in full at the time of the sale. This should be decided between the buyer and the seller. If the loan is transferred, then the new owner has to sign into a Deferral Agreement with the City prior to the property changing possession.
- To avoid unnecessary delays in transactions, you should disclose the existence of the loan to interested buyers early on in the selling process. Purchasers will also be able to identify the existence of the loan from a review of the property's title or tax information. If a purchaser is not interested in entering into a deferral agreement with the City, you will be responsible for repaying the loan amount in full upon sale of the property.
- Home and Commercial energy loans are for improvements or upgrades that typically add value to a property and can be used as a selling feature, such as new windows or a rooftop solar system. However, the balance left owing on the loan may be a negotiating point between the buyer and the seller at the time of sale.
- You must let the City know that you plan to sell the property with a loan.
- The loans offered through the Home and Commercial Energy Loan Programs are flexible and allow for full repayment at any time in the term, without penalties.

What does it mean for me if I buy a property with a Home or Commercial Energy Loan Program loan?

- These loans are for improvements or upgrades that typically add value, reduce energy bills and increase the comfort of the home. For example, the loan may have been used to install solar panels, new triple pane windows, or high quality insulation. This may increase the value of the property.
- When buying a property with a home or commercial energy loan, decide whether you prefer to take over the loan or want it to be paid off before you take ownership. You can request that the loan be paid out by the seller.
- If you decide to take on a commercial or home energy loan you will need to contact the Program Coach at BetterBuildings@saskatoon.ca to sign a new Deferral Agreement with the City.
- Energy efficiency upgrades can also reduce a buildings' utility bills. Some improvements may make the building so efficient that the loan payment may equal the savings on a utility bill, though this is not always the case.