

## HCRA Directive – Information Sheets

### Directive 2 – Information Sheets

**Effective:** January 1, 2027

**Last Updated:** September 2, 2026

#### **Requirement**

For new condominium home purchase agreements entered into on or after July 1, 2022 up to December 31, 2026, vendors must ensure that the correct condominium information sheet is completed and forms part of purchase agreements. This is required under the New Home Construction Licensing Act, 2017 (NHCLA) Regulation **O. Reg. 289/26 Addenda and Information Sheets for Purchase Agreements**, which replaced **O. Reg. 454/22 Addenda to Agreements between Vendors and Purchasers**.

For all new home purchase agreements entered into on or after January 1, 2027, vendors are required to ensure that the correct information sheet is completed and forms part of purchase agreements, as required under **O. Reg. 289/26 Addenda and Information Sheets for Purchase Agreements**. To learn more about what constitutes a “new home”, see the definition of “new home” in NHCLA and [HCRA Advisory 3 – Common Definition of “Home”](#).

Information sheets are required for sales of the following home types:

- New freehold homes;
- New freehold homes on a parcel of tied land;
- New condominium homes; and
- New vacant land condominium homes.

Information sheets are not required for construction contracts to build a home on land that a consumer already owns.

For new condominium home purchases, the requirements apply to all new condominium homes in a condominium project for which the description has been registered or is proposed to be registered under the Condominium Act, 1998.

The information sheets can be found on the HCRA website. Important information regarding early termination conditions, timelines and project status in the addendum to the purchase agreement is highlighted in these information sheets, which serve to protect consumers and prevent misleading or false information.

For new freehold home purchase agreements entered into on or after January 1, 2027, the correct information sheet and addendum must both be completed and included as

part of the purchase agreement delivered to the purchaser for the purchase agreement to be binding on the purchaser, and for the 10-day cooling-off period for new freehold homes to begin.

If a vendor of a new home does not complete the applicable information sheet or ensure that the information sheet forms part of the purchase agreement, an administrative penalty of up to \$50,000 may be imposed on the vendor of the new home under NHCLA Regulation [O. Reg. 573/22 Administrative Penalties](#). The total administrative penalty amount could also be increased by the amount of the monetary benefit acquired by the vendor as a result of the contravention.

Tarion requires that a separate document, a **Warranty Information Sheet**, also be attached to new home purchase agreements. The Warranty Information Sheet is different from the new information sheets required under NHCLA. For more information about Tarion's requirement to provide the Warranty Information Sheet, visit [Tarion's website](#).

### **What are information sheets and why are they important?**

The information sheets empower Ontario's new home purchasers to make more informed new home purchasing decisions by highlighting key potential risks and essential details of a new home purchase, including:

- New home purchasers have a 10-day cooling-off period to cancel their purchase agreement.
  - Purchasers of new condominium homes, new vacant land condominium homes, and new freehold homes on parcels of tied land homes have a 10-day cooling-off period to cancel their purchase agreement under the Condominium Act, 1998.
  - New freehold home purchasers will also have a 10-day cooling-off period to cancel their purchase agreement if entered into on or after January 1, 2027. This is required under NHCLA as of January 1, 2027.
- The importance of purchasers having the purchase agreement reviewed by a lawyer. This will ensure that purchasers are more informed of the risks of buying a new home, and their rights and obligations when purchasing a new home.
- The requirement that new freehold homes and new freehold homes on parcels of tied land purchasers register their new home purchase with Tarion within 45 days of signing. Other new home buyers are strongly encouraged to register their new home purchase with Tarion.
- Cautions and disclosures relating to the new home purchase, including:
  - Pre-construction condominiums come with the risk that they may never be completed;

- Early termination conditions that would allow a developer to cancel a project;
- Information about the status of the development (e.g., formal zoning approval, relevant approval authority and date of commencement of construction);
- Information about any restrictions on the developer's land title that may prevent the project from proceeding; and
- Expected date when a purchaser can take occupancy.

The information sheets for new condominium homes also highlight some of the risks that could cause a condominium project or phase of a project to be cancelled, such as early termination conditions. It is important to keep in mind that:

- Early termination conditions are conditions that, if not satisfied, may result in termination of the purchase agreement. Some examples of conditions include reaching a minimum unit sales threshold for the project to proceed, and the developer securing necessary financing for construction and completion of the project.
- Early termination conditions are contractual and must be agreed to by both parties to the purchase agreement (the vendor and the purchaser). Moreover, they must be clearly set out in the addendum to the purchase agreement, so that home purchasers are made aware of the risks relating to the conditions when they enter the agreement. Purchasers should be aware that vendors are not permitted to include any early termination conditions in the purchase agreement other than those outlined in the addendum, particularly Schedule "A".

For all new home purchases, purchasers are strongly encouraged to review their purchase agreement, information sheet, and addendum with a lawyer.

### **Which information sheet should be used?**

The information sheet that must be completed and form part of purchase agreements will depend on the:

- Type of home, such as a freehold or condominium home; and
- Date that the purchase agreement was entered into.

### **Purchase agreements from July 1, 2022 to December 31, 2026**

For purchase agreements entered into from July 1, 2022 to December 31, 2026, vendors must complete and ensure that new condominium purchase agreements include the below information sheet:

- **Information for Buyers of New/Pre-Construction Condominium Homes** dated April 20, 2022.

## Purchase agreements on or after January 1, 2027

For purchase agreements entered into on or after January 1, 2027, vendors must complete and ensure that purchase agreements include one of the below information sheets, which are also available in French:

- **Information for Buyers of New Freehold Homes** dated August 24, 2026;<sup>1</sup>
- **Information for Buyers of New Freehold Homes on Parcels of Tied Land** dated August 24, 2026;
- **Information for Buyers of New Condominium Homes** dated August 24, 2026;<sup>2</sup> or
- **Information for Buyers of New Vacant Land Condominium Homes** dated August 24, 2026.

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<sup>1</sup> The freehold information sheet is not to be used for new home sales that involve a parcel of tied land. Instead, use **Information for Buyers of New Freehold Homes on Parcels of Tied Land** dated August 24, 2026.

<sup>2</sup> The condominium information sheet is not to be used for sales that involve a new vacant land condominium home. Instead, use **Information for Buyers of New Vacant Land Condominium Homes** dated August 24, 2026.