

Residential Builders Lottery - pilot Guidelines

1. Purpose

This document outlines the eligibility criteria and procedures for a pilot Residential Builders' Lottery (RBL) for residential lots within the Whistle Bend community of Whitehorse. This RBL key objective is to invite participation by active experienced homebuilders while supporting access for small and emerging builders within Yukon's residential construction sector.

2. Definitions

"Homebuilder" means a person or entity actively engaged in the construction of residential housing in Yukon and meeting the eligibility criteria set out in this document.

3. Eligibility

This document applies only to residential construction businesses, including corporations, sole proprietorships, partnerships, or other business entities, applying to participate in this Government of Yukon RBL.

3.1. Recent Construction Activity

Applicants must have completed construction of at least one (1) single detached or multi-residential dwelling within the previous 24 months (this may be extended to 30 months based on an application from a home builder citing exceptional circumstances at the sole discretion of the YCA), prior to the opening date of this pilot lottery. The opening date being the day which the Yukon Contractors Association calls for applications on their website.

Applicants must provide an **occupancy approval**, from either the City of Whitehorse or Yukon Government, Building Safety from within the last 24 months, from date of lottery, issued in the name of the applicant or the applicant's business. Further, applicants must provide a building permit, issued in the name of the of the applicant or the applicants business, that corresponds with the occupancy approval.

3.2. Required documents

If applying as a corporation, the applicant must provide:

1. A current business licence issued by the City of Whitehorse;
2. A YCOR certificate from the Government of Yukon showing the corporation is in good standing, where applicable and
3. A previous occupancy approval and corresponding building permit as described in 3.1.

If applying as unincorporated business (e.g., sole proprietorship or partnership), the applicant must:

1. Show a piece of government-issued photo ID to confirm their identity;
2. Provide a current business licence issued by the City of Whitehorse; and
3. Provide a copy of previous occupancy approval as described in 3.1.

4. Verification and Compliance

All information provided by applicants is subject to verification. The Government of Yukon may request additional documentation to confirm eligibility. Providing false or misleading information may result in disqualification from this RBL.

Applicants must have no outstanding enforcement actions or unresolved compliance issues. Any outstanding enforcement actions or unresolved compliance issues may lead to disqualification from the RBL.

5. Application Process

1. Applicants are to submit the required documents, as outlined in Section 3, to YCA for verification.
2. YCA reviews and provides eligible applicants with a letter confirming they are qualified applicants for the RBL.
3. Applicants bring completed RBL eligibility letter from YCA, and the documents described in Section 3.2 to an Application Office listed in the Lottery Package.
4. LMB verifies letter from YCA and supporting documents and enters qualified applicants into RBL.
5. Each qualified applicant will have one ticket in the RBL.
6. Each successful applicant in the RBL will be offered one lot per the Lottery Package.