



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION



## **Attainable Housing and Green Buildings: Budget 2009 Backgrounder**

October 16, 2008

In a submission to the Select Standing Committee on Finance and Government Services, the British Columbia Real Estate Association and the Canadian Home Builders' Association of BC recommended the provincial government:

1. Restructure the Property Transfer Tax to more accurately reflect current housing market conditions in BC by increasing the one per cent tax threshold to \$400,000, with two per cent tax thereafter. This first step to a fairer Property Transfer Tax will enable greater affordability and accessibility to housing.
2. Improve the attainability of green housing throughout the province through a program that provides a Property Transfer Tax rebate to buyers of new homes that meet a Built Green™ standard for greenhouse gas emissions and less waste.

Read the full submission at [www.bcrea.bc.ca](http://www.bcrea.bc.ca).

About the BC Real Estate Association ([www.bcrea.bc.ca](http://www.bcrea.bc.ca)) BCREA represents the 12 real estate boards in British Columbia and their more than 18,000 REALTORS® on provincial issues, providing an extensive communications network, required licensing, continuing education courses, economic research and analysis, standard forms and government relations.

About the Canadian Home Builders' Association of BC ([www.chbabc.org](http://www.chbabc.org)) CHBA BC is the voice of the residential construction industry in BC and comprises of membership made up of building professionals who are committed to excellence in the industry.

### Economic Impact of Real Estate, REALTORS® and New Home Construction

Every 100 residential transactions on the Multiple Listing Service® (MLS®) in 2007 generated nearly \$4.2 million in economic output and \$2 million in Gross Domestic Product (GDP). More than 102,000 homes were sold through the MLS® in 2007, totalling more than \$4.3 billion in economic output and \$2 billion in GDP. Every 100 MLS® residential sales in 2007 generated 28 full-time equivalent jobs; this means MLS® residential sales activity last year generated more than 28,000 jobs.

New home construction is also a significant economic driver in BC. The new housing and renovation sector is the second largest industry in BC. In 2007, there were 39,195 housing starts, creating 43,594 jobs. Every house built creates 2.8 person years of employment. The residential construction industry contributed \$3.5 billion in GDP in BC in 2007. Residential construction alone accounts for 2.3 per cent of the provincial GDP. In 2007, residential construction paid out \$19 million in wages.