

Saskatchewan Secondary Suite Incentive (SSI)

Saskatchewan is growing at its fastest pace in more than a century. The Secondary Suite Incentive Grant Program is designed to improve housing affordability by generating supplementary income for homeowners and increase the availability of rental units in our communities.

What is the SSI?

The SSI program grants 35% of the cost to build a new secondary suite at an owner's primary residence, to a maximum of \$35,000 per qualifying property. Only one secondary suite unit may be funded for the owner's primary residence.

A qualifying property is a new private, self-contained residential unit within a single dwelling unit and includes laneway homes, garden suites, and garage suites.

The qualifying property must meet all national, provincial, and municipal bylaws, codes, and standards. The owner must have received all required permitting and legal approvals necessary for the unit to be used as a rental property. However, SSI eligibility will not require verification that the suite has been rented before the grant is awarded.

Additional Information

The SSI program will be implemented with retroactive provisions to include qualifying properties with eligible costs incurred from April 1, 2023, to March 31, 2026. Construction of the secondary suite must be completed on or before March 31, 2027, to qualify for funding.

The SSI may be used alongside existing Saskatchewan incentives, provided the applicant meets the prescribed qualifications for each program, including the expanded [Provincial Sales Tax \(PST\) Rebate for New Home Construction](#).

The necessary regulations, application form, and program guidelines are anticipated to be published on the SSI webpage in January 2024, along with an accompanying news release advising that the program is now formally open to applications.

Eligible Costs

The SSI covers costs directly related to construction or renovation of existing space that results in a net new rental unit. However, costs related to renovating or repairing an existing rental unit, or the primary residence are not eligible.

Examples of eligible costs include engineering and architectural services, materials and contract labour related to construction, interior finishing, electrical, plumbing, and mechanical work, and standard appliances.

Examples of ineligible costs include land development costs, driveway and parking pad construction, landscaping, labour costs for work completed by the homeowner, and the PST and GST.

Documentation to verify eligibility will include:

- Verification of single dwelling unit ownership and primary place of residence,
- Building permit,
- Occupancy certificate or equivalent (confirmation of rental unit completion, including inspections/legal approvals, and
- Invoices and a summary of all eligible costs associated with the secondary suite construction.

For more program information, visit saskatchewan.ca/secondary-suite-incentive

Contact Us

Ministry of Finance Inquiry Centre
Toll Free Phone 1-800-667-6102
Email: ssisask@gov.sk.ca

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