



INFORMATION SHEET

2024 Lambton Renovates Program for Homeowners

Disclaimer: Details contained herein are for information purposes only, and are not to be relied upon as a comprehensive or precise representation of the program, its terms and conditions or eligibility rules.

The Federal and Provincial governments have partnered with the County of Lambton to fund the Lambton Renovates program.

The purpose of the County of Lambton's Lambton Renovates Program is to provide eligible homeowners with loan assistance of up to \$20,000 to complete eligible repairs to their home. The home requiring the work must be owned and occupied by the homeowner as their sole and principal residence for the full term of the loan. Completed applications are processed on a first come first serve basis. The following exceptions may be approved on a case-by-case basis by the Program Administrator, in its sole discretion: additional funding over the \$20,000 maximum and exception to the first come first serve basis for urgent and critical repairs.

Eligible repairs for Lambton Renovates may include repairs or replacements required to make a house safe such as roof replacement, repairing leaking basement, mould removal, fire safety, electrical, doors and windows, plumbing defects or furnace replacement. Use of energy-saving products or systems is strongly encouraged. Modifications to increase accessibility and related to an occupant's disability including permanent installations of ramps, handrails and chair/bath lifts are also eligible. The need for and a description of the intended work must be confirmed by an inspector appointed by the County of Lambton. It is possible that the approved funding is not enough to pay for all the work listed in the inspection and you may be responsible to complete some of the work at your own expense prior to starting the Lambton Renovates work. Any work started prior to approval of your application is not eligible for program funding.

Program recipients are required to sign a Loan Agreement allowing the County of Lambton to be registered as a second mortgage on the title of the property. Funding is provided in the form of a 10 year forgivable loan to participant based on the cost of approved work items. The loan is payment and interest free and forgiven at a rate of 10% per year as long as the participant complies with program rules. Accessibility repair up to the first \$5,000 may be in the form of a grant rather than a loan and does not require repayment.

If the home is sold before the 10 year period expires or the participant is in default of any terms of the Loan Agreement within 10 years of the date the project work passes final inspection, the homeowner must repay the original loan less any loan forgiveness, as calculated by the County of Lambton. Under certain circumstances, the full amount of the loan may be repayable.

Eligibility Criteria

The following highlights applicant eligibility criteria, subject to the discretion of the County of Lambton.

** The household includes everyone that is currently living in the home or will be living in the home prior to the completion of the work.*

- A fully completed 2023 Lambton Renovates Application Form and all required supporting documentation;
- The combined total annual gross household income from every member of the household cannot exceed the tiered income limit as follows:
 - 1 person household - \$59,400
 - 2 person household - \$69,300
 - 3 person household - \$79,200
 - 4 person household - \$89,100
 - 5 person household - \$99,000;
- The combined total household assets as established under O. Reg. 367/11 Sec 35 cannot exceed \$100,000, excluding the sole and principal residence. This includes assets from every member of the household;
- The home is located within the County of Lambton;
- The home is more than five years old;
- The applicant(s) must own both the home and the land the home is situated on. Homes situated on 'leasehold land and/or leasehold land improvements' are not eligible;
- Market value (MPAC or licensed qualified appraisal) of the home does not exceed \$325,000;
- The total balance of all existing mortgages/charges and other financing registered on the title of the property plus the estimated program loan amount do not exceed 120% of the market value of the property as determined by MPAC or a licensed qualified appraiser;
- Results from Title and Sheriff Certificate searches (completed by the County of Lambton) are to the County's satisfaction;
- For the loan component of Lambton Renovates, the County's loan must be registered against the property in either first or second position. The County may be placed in second position only for a first mortgage. Any other financing, liens or charges must be registered behind the County;
- Mortgage/charge and other financing payments must be up-to-date and not in arrears;
- Homeowner insurance coverage must be in place for the full value of the home and the premium must be paid up-to-date;

- Property tax account is paid up-to-date;
- All household members do not have outstanding social housing arrears in Ontario;
- The home requiring the work must be owned and occupied by the applicant(s) as their sole and principal residence for the full term of the loan;
- The intended work must be eligible for program funds;
- Accessibility modifications qualify for approval of a grant not to exceed \$5,000 if:
 - The modifications are required to accommodate a medical condition of one or more occupant(s) of the home that requires improved accessibility features;
 - The need for accessibility modifications is verified in writing by a qualified professional; and
 - The accessibility modifications required are clearly described and specified by a qualified professional;
- Any work started prior to registration of the Loan Agreement on title or submission of the signed Letter of Agreement for the Grant component, whichever applies, is not eligible for program funding;
- Work that may be covered by the homeowner's insurance policy or covered by a warranty period is not eligible for program funding.

How to Apply

Applications may be picked up at the County of Lambton's Housing Services Department located at:

County of Lambton
 Housing Services Department
 162 Lochiel Street – Suite 100
 Sarnia ON, N7T 7W5

Office Hours: Monday to Friday from 8:30 a.m. to 4:30 p.m., excluding holidays.

Applications are also available online at the County of Lambton website www.lambtononline.ca

Click on: Residents ► Housing Services ► Lambton Renovates.

Completed applications and supporting documentation may be submitted to the Housing Services Department by mail, fax (519-344-2023) or in person.

For additional information, contact the Program Coordinator at 519-344-2062 ext. 2165.

This document is available in an alternative format upon request, to accommodate individuals with a disability.