

The Saskatchewan Housing Corporation Act

being

Chapter S-24 of *The Revised Statutes of Saskatchewan, 1978* (effective February 26, 1979) as amended by *The Revised Statutes of Saskatchewan, 1978 (Supplement)*, c.65 and the *Statutes of Saskatchewan, 1979*, c.66; 1979-80, c.M-32.01; 1982-83, c.14 and 29; 1983, c.29 and 77; 1983-84, c.61; 1986-87-88, c.27; 1988-89, c.42 and 52; 1989-90, c.5; 1990-91, c.6; 1993, c.55; 1995, c.31; 2000, c.L-5.1; 2004, c.10; and 2009, c.28.

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

Table of Contents

	SHORT TITLE		POWERS OF MUNICIPALITIES
1	Short title	26	Power of municipality to enter into agreements
	INTERPRETATION	27	Additional powers of municipality
2	Interpretation	28	Residential lots
	ORGANIZATION	29	Interest
3	Corporation continued	30	Repealed
4	Corporate body, powers of	31	Power to borrow, etc.
5	Board of directors	32	Application of <i>Municipal Expropriation Act</i>
6	President	33	Power of municipality to subscribe to capital stock of housing company
7	Staff and supplies	34	Urban renewal and neighbourhood improvement activities
8	Delegation of powers by board	35	Powers under municipal Acts may be exercised
9	Repealed		FINANCE AND ACCOUNTING
10	Repealed	36	Appropriations
11	Saskatchewan Housing Advisory Committee	37	Borrowing by Minister of Finance
12	Head office	38	Investments
	OBJECTS OF THE CORPORATION	39	Borrowing powers
13	Objects	40	Guarantee by province
	POWERS OF THE CORPORATION	41	Borrowing limitation
14	Corporation may enter into agreements	42	Fiscal year
15	General powers	43	Audit
15.1	Power to promote companies		GENERAL
16	General housing assistance	44	Crown corporation continued
17	Public housing agreements	45	Approval of agreements
18	Public housing authorities	46	Non-application of certain Acts
19	Student housing	47	Rights of mortgagee to charge and collect costs, etc.
20	Co-operative housing	48	Power to give a limited retroactive effect to Act
21	Repair and rehabilitation of housing	49	Acquisition of land
22	Land assembly agreements	50	Grant in lieu of taxes
23	Neighbourhood improvements	51	Insurance
24	Urban renewal		REGULATIONS
25	Powers of corporation for research, etc.	52	Power to make
			ANNUAL REPORT
		53	Annual report

CHAPTER S-24

An Act respecting Saskatchewan Housing Corporation

SHORT TITLE

Short title

1 This Act may be cited as *The Saskatchewan Housing Corporation Act*.

INTERPRETATION

Interpretation

2(1) In this Act:

- (a) “**board**” means the board of directors of the corporation;
- (b) “**bylaw**” means a bylaw of a municipality;
- (c) “**co-operative association**” means a co-operative association incorporated under *The Co-operative Associations Act*;
- (d) “**corporation**” means Saskatchewan Housing Corporation constituted by section 3;
- (e) “**federal Act**” means the *National Housing Act (Canada)* as amended from time to time;
- (f) “**federal corporation**” means the Canada Mortgage and Housing Corporation;
- (g) **Repealed.** 1995, c.31, s.3.
- (h) “**house**” means a building, together with the land upon which it is situated, intended for human habitation and comprising not more than two housing units;
- (i) “**housing**” or “**housing project**” means a project, together with the land upon which it is situated, consisting of one or more houses, or one or more multiple-family dwellings, housing accommodation of the hostel or dormitory type, or a combination thereof, together with any public space, recreational facilities, commercial space and other buildings appropriate to the project;
- (j) “**land**” means lands, tenements and hereditaments and any estate or interest therein and includes buildings and parts of buildings affixed to land;
- (k) “**low income**” means an income that, in the opinion of the corporation, is insufficient to allow an individual or family with that income to obtain adequate housing;

(l) “**low income housing**” means housing for individuals or families of low income;

(m) “**minister**” means the member of the Executive Council to whom for the time being is assigned the administration of this Act;

(n) “**municipality**” means a city, town, village, rural municipality or northern municipality;

(o) “**neighbourhood improvement area**” means an area of a municipality for which the corporation has approved the implementation of a program to improve the quality of neighbourhood amenities and the housing and living conditions of persons of the area;

(p) “**student housing**” means a housing project for students and their families;

(q) “**urban renewal study**” means a study of land utilization, community planning or housing conditions and housing accommodation in a municipality, or part thereof, for the purpose of determining the need for an urban renewal scheme.

(2) In this Act the expression “**limited-divided housing company**”, “**public housing project**”, “**urban renewal area**” and “**urban renewal scheme**” have the same meanings as in the federal Act.

R.S.S. 1978, c.S-24, s.2; 1979-80, c.M-32.01, s.65; 1983, c.77, s.71; 1995, c.31, s.3.

ORGANIZATION

Corporation continued

3 The Saskatchewan Housing Corporation consisting of the members of the board appointed under section 5 is hereby continued as a corporation.

R.S.S. 1978, c.S-24, s.3.

Corporate body, powers of

4(1) The corporation shall have perpetual succession and a common seal with capacity to contract and to sue and be sued in its corporate name in respect of any right or obligation acquired or incurred by it on behalf of Her Majesty as if the right or obligation had been acquired or incurred on its own behalf, and also in respect of any liabilities in tort to the extent to which the Crown is so subject by reason of *The Proceedings against the Crown Act*.

(2) The corporation is for all its purposes an agent of the Crown in right of Saskatchewan and its powers under this Act may be exercised only as an Agent of Her Majesty.

(3) The corporation may, on behalf of the Crown, contract in its corporate name without specific reference to the Crown or Her Majesty.

(4) All property, whether real or personal, and all money acquired, administered, possessed or received by the corporation is the property of Her Majesty in right of Saskatchewan and shall for all purposes including taxation of whatever nature and description, be deemed to be the property of Her Majesty.

(5) The administration and control of all property whether real or personal acquired by Her Majesty in right of Saskatchewan under *The Housing and Urban Renewal Act, 1966*, together with any rights or liabilities conferred or imposed on Her Majesty in right of Saskatchewan pursuant to any agreement entered into under that Act are hereby transferred to the corporation, and the corporation may deal with the property and exercise the rights in the same manner as if the property and rights were acquired by it and shall discharge the liabilities so acquired to the same extent as if the liabilities had been imposed on the corporation.

(6) All property whether real or personal to which *The Northern Housing Regulations* apply, together with any rights or liabilities conferred or imposed on Her Majesty in right of Saskatchewan pursuant to any agreement entered into under those regulations, is hereby transferred to the corporation, and the corporation may deal with the property and exercise the rights in the same manner as if the property and rights were acquired by it and shall discharge the liabilities so acquired to the same extent as if the liabilities had been imposed on the corporation.

(7) For the purposes of the Land Titles Registry and every registry office and other public office in Saskatchewan, this Act is a legal and valid grant, conveyance, transfer and assignment to the corporation of all property mentioned in subsections (5) and (6).

(8) Notwithstanding any other Act but subject to subsection (9), it is not necessary:

(a) to register or file this Act or register, file or issue any further or other instrument, document or certificate or make any entry showing the transmission or assignment of title of the property mentioned in subsection (5) or (6) to the corporation or, in the case of lands under *The Land Titles Act, 2000*, to have title issued in, or to have any mortgage, charge, encumbrance or other document transmitted to, the name of the corporation;

(b) to pay fees in connection with a grant or assignment effected by this Act of any of the property mentioned in subsection (5) or (6).

(9) Where an instrument dealing with any of the property mentioned in subsection (5) or (6) is presented by the corporation for registration under any Act, it shall be accompanied by an affidavit of an official of the corporation stating that this section applies to the property described in the instrument.

Board of directors

5(1) The affairs and business of the corporation shall be conducted by a board of directors consisting of not less than five persons appointed by the Lieutenant Governor in Council.

(2) The Lieutenant Governor in Council shall designate one of the members of the board to be the chairperson of the board and another to be vice-chairperson.

(3) If the chairperson is absent or unable to act or the office of chairperson is vacant, the vice-chairperson may exercise all the powers and shall perform all the duties of the chairperson.

(4) Subject to subsection (5), the members of the board are entitled to:

(a) remuneration for their services at the rates approved by the Lieutenant Governor in Council; and

(b) reimbursement for their expenses incurred in the performance of their responsibilities at the rates paid to members of the public service of Saskatchewan.

(5) A member of the board who is also a member of the public service of Saskatchewan is not eligible to receive remuneration, but may be reimbursed for expenses in accordance with the rates paid to members of the public service of Saskatchewan.

2009, c.28, s.2.

President

6 The Lieutenant Governor in Council shall appoint a president of the corporation who shall be the chief executive officer of the corporation and direct its affairs.

1995, c.31, s.5.

Staff and supplies

7 The minister may provide the corporation with:

(a) any supplies; and

(b) the services of any employees under the minister's administration;

that the minister considers to be required for the corporation to carry out its powers and duties pursuant to this Act.

1995, c.31, s.6.

Delegation of powers by board

8 The board may delegate in writing to any person or persons the power to act in the conduct of the affairs of the corporation in any matter, other than the power to perform any duty or activity that this Act specifically provides must be performed by the board.

1995, c.31, s.7.

9 **Repealed.** 1995, c.31, s.8.

10 **Repealed.** 1995, c.31, s.9.

Saskatchewan Housing Advisory Committee

11(1) The minister may appoint a committee to be called the Saskatchewan Housing Advisory Committee consisting of two or more persons to advise the corporation on housing and development or any other related matter.

(2) The corporation may make payment to members of the committee for reasonable expenses incurred by them in connection with attendance at meetings of the committee.

R.S.S. 1978, c.S-24, s.11.

Head office

12 The head office of the corporation shall be in the city of Regina, but the Lieutenant Governor in Council may change the location of the head office.

R.S.S. 1978, c.S-24, s.12.

OBJECTS OF THE CORPORATION**Objects**

13 The objects of the corporation are:

- (a) to evaluate housing needs and conditions and the adequacy of housing accommodation in Saskatchewan;
- (b) to promote, encourage and undertake the development of measures that will provide adequate housing options for all Saskatchewan residents and will increase the affordability of housing to those in need;
- (c) to undertake, facilitate and promote the development of housing accommodation for senior citizens, the disabled and other groups or persons who require assistance;
- (d) to promote, undertake and facilitate the repair, rehabilitation and improvement of housing accommodation;
- (e) to encourage and promote public and private initiatives in housing matters;
- (f) to promote the innovation of new housing types, construction methods and forms of housing ownership and the evaluation of their application to housing needs in Saskatchewan;
- (g) to stimulate and encourage research, education and constructive competition within the housing industry; and
- (h) to carry out any of the duties and functions related to any housing program assigned to it by the Lieutenant Governor in Council.

1995, c.31, s.10.

POWERS OF THE CORPORATION

Corporation may enter into agreements

14 For the purposes of this Act, except as otherwise provided herein, the corporation may, subject to any regulations that may be made by the Lieutenant Governor in Council, enter into agreements with:

- (a) the Government of Saskatchewan or any department, board, commission or agent thereof;
- (b) the Government of Canada;
- (c) the federal corporation;
- (d) a municipality;
- (e) a public housing authority established under section 18;
- (f) other agencies, associations, organizations or persons;
- (g) all or any one or more of them;

with respect to any of the matters referred to in section 15.

R.S.S. 1978, c.S-24, s.14.

General powers

15 In addition to the powers conferred on it by this or any other Act, the corporation may:

- (a) acquire, by lease, purchase or otherwise, any real or personal property or any interest in property;
- (b) sell, lease, convey, dispose of or otherwise deal with any real or personal property or any interest in property;
- (c) subject to section 39, mortgage or hypothecate any real or personal property or any interest in property;
- (d) develop, redevelop, subdivide and service lands;
- (e) construct houses and housing projects for sale or lease;
- (f) acquire, improve, rehabilitate or convert existing buildings for housing purposes or for any incidental or related purpose;
- (g) take or hold mortgages or other security to secure payment of any debt owing to it, and realize on any mortgage or other security assigned to, acquired or taken by the corporation;
- (h) administer, manage and maintain property;
- (i) make contributions towards capital costs, provide loans, make grants and advances and pay subsidies for the purposes of this Act, and prescribe the conditions on which those contributions, loans, grants, advances or subsidies may be provided;

- (j) set the terms and conditions pursuant to which loans and advances are to be repaid;
- (k) subject to the approval of the Minister of Finance, guarantee the repayment of any loans made in accordance with this Act;
- (l) establish and collect administrative fees or other fees in amounts it considers appropriate;
- (m) charge for any of its programs or services;
- (n) promote training in the construction and design of houses, in land planning or in the management or operation of housing projects;
- (o) carry out any program relating to housing that is assigned to it by the Lieutenant Governor in Council;
- (p) undertake studies, research and experimentation in any field of housing or urban and regional development, or any related area, and provide grants for the purposes of those studies or research and experimentation;
- (q) do any act or thing incidental to the conduct of the business of the corporation.

1995, c.31, s.11.

Power to promote companies

15.1 The corporation has, and is deemed to have had since its incorporation, the capacity to procure the registration of and promote any company having objects similar to the objects of the corporation for any purpose that may, directly or indirectly, benefit the corporation.

1979, c.66, s.3.

General housing assistance

16(1) The corporation may, subject to any regulations that may be made by the Lieutenant Governor in Council, make or arrange for loans or guarantees, make grants and pay subsidies to assist families and individuals, who, in the opinion of the corporation, require assistance to obtain adequate housing.

(2) Without limiting the generality of subsection (1), the corporation may make loans, guarantees and advances where, in the opinion of the corporation, sufficient money is not being made available by lending institutions or the federal corporation for housing purposes.

(3) For the purposes of this section, the corporation may:

- (a) exercise any of the powers referred to in section 15;
- (b) establish an insurance fund or such other fund as it considers necessary to protect the corporation against losses; and

- (c) establish rental levels, sales prices and repayment terms and other conditions under which loans and advances may be made under this section, which are consistent with the intention of this Act and any regulations made by the Lieutenant Governor in Council.
- (4) The Lieutenant Governor in Council may provide for the administration of any programs of assistance pursuant to any Act that may be determined by the Lieutenant Governor in Council to be assumed by the corporation and for the advance to the corporation of the unused portion of any sums appropriated by the Legislature for the purpose of those programs.

R.S.S. 1978, c.S-24, s.16; R.S.S. 1978 (Supp.),
c.65, s.2; 1995, c.31, s.12.

Public housing agreements

17(1) The corporation may, with the approval of the Lieutenant Governor in Council, enter into agreements to provide suitable or more adequate housing accommodation for people of low income at rentals or charges that may be less than required to provide for the operation, and complete amortization of the cost of providing, the accommodation.

(2) In addition to the matters referred to in section 15, the agreements entered into under this section may:

- (a) provide for the sharing of the capital costs, and operating profits or losses, of housing accommodation provided under subsection (1);
- (b) establish the rentals or charges to be made in respect of the accommodation provided; and
- (c) specify the responsibilities of the parties to the agreements respecting the provision, management, operation and administration of housing projects.

R.S.S. 1978, c.S-24, s.17.

Public housing authorities

18(1) The minister may, by order, incorporate bodies with no share capital as public housing authorities, consisting of any number of persons determined by the minister.

(2) A public housing authority is to be incorporated under the name of "(name) Housing Authority".

(3) Subject to the directions of the corporation, a public housing authority has the power to enter into agreements and arrangements in order to carry out the purposes of this Act.

(4) The minister may, by order, vest in a public housing authority any powers, functions or duties the minister considers necessary to carry out the purposes of this Act.

- (5) The minister shall:
- (a) appoint the members of each public housing authority;
 - (b) fix the term of office of members of a public housing authority;
 - (c) for each public housing authority, designate one of its members to be chairperson of the public housing authority and one of its members to be vice-chairperson.
- (6) The minister may terminate the appointment of any member of a public housing authority.
- (7) The minister may fix the amount of remuneration and reimbursement for travelling and other expenses to be paid to members of public housing authorities.
- (8) The corporation may establish policies respecting the manner in which a public housing authority is to conduct its affairs, including its financial affairs, and carry out its duties.
- (9) A public housing authority shall comply with any policies established by the corporation.
- (10) Every public housing authority:
- (a) is accountable to the corporation in the conduct of its affairs; and
 - (b) shall make any reports and returns that may be required by the corporation.

1995, c.31, s.13.

Student housing

- 19(1)** The corporation may encourage the construction of student housing or the acquisition of existing buildings and their conversion to student housing in areas where a need can be established for the purpose of providing adequate housing for students.
- (2) In addition to the powers conferred upon the corporation by section 15, the corporation may:
- (a) approve the making of an application for a loan from the federal corporation by a municipality, or an agency thereof, a hospital, The University of Saskatchewan, The University of Regina, a school board, conseil scolaire, or other educational institution, a co-operative association or a charitable corporation; and
 - (b) review the plans and specifications for student housing projects for which approval of a loan application under clause (a) is requested.

R.S.S. 1978, c.S-24, s.19; 1979, c.66, s.4; 1993, c.55, s.187.

Co-operative housing

20(1) The corporation may, in such circumstances as are prescribed by the regulations made in respect thereof, encourage, promote and assist the formation, organization and development of co-operative associations to provide housing to be sold or leased to families or individuals.

(2) In addition to the powers conferred upon the corporation by section 15, the corporation may establish standards concerning the incomes of members of co-operative associations, the cost and type of construction, and any other matters that the corporation considers important, that must be conformed with in order to receive assistance from the corporation.

(3) The co-operative associations referred to in this section shall be subject to the provisions of this Act and related regulations.

R.S.S. 1978, c.S-24, s.20.

Repair and rehabilitation of housing

21(1) The corporation may, in such circumstances as are prescribed by the regulations made in respect thereof, encourage the improvement of existing housing by providing loans and grants to assist in the repair and rehabilitation of such housing.

(2) In addition to the powers conferred upon the corporation by section 15, the corporation may:

- (a) establish minimum standards which must be met in order to qualify for assistance under this section;
- (b) establish rental levels respecting rental units which have been repaired or rehabilitated under this section; and
- (c) do such other things as the corporation considers necessary to ensure that applicants and their residences conform to such regulations as may be made by the Lieutenant Governor in Council.

R.S.S. 1978, c.S-24, s.21.

Land assembly agreements

22(1) The corporation may, with the approval of the Lieutenant Governor in Council, enter into agreements to provide an adequate supply of land for housing and related purposes at prices that are reasonable with respect to the cost of acquiring and developing the land.

(2) In addition to the matters referred to in section 15, the agreements entered into under this section may:

- (a) provide for the sharing of the capital costs and operating profits or losses respecting land assembly projects developed under this section;
- (b) provide for the planning and design of sub-divisions;

- (c) establish the prices and the loan terms for residential lots or other land sold or leased; and
- (d) specify the responsibilities of the parties to the agreements respecting the provision, management, operation and administration of the projects.

R.S.S. 1978, c.S-24, s.22.

Neighbourhood improvements

23(1) The corporation may, with the approval of the Lieutenant Governor in Council, enter into agreements to prepare and carry out neighbourhood improvement programs to improve the amenities of neighbourhood improvement areas and the housing and living conditions of the residents of those areas.

(2) In addition to the matters referred to in section 15, the agreements entered into under this section may:

- (a) set out criteria for selecting neighbourhood improvement areas and prescribe the manner in which the selection of such areas shall be made;
- (b) provide for obtaining the participation of the residents of the neighbourhood improvement area in planning and carrying out the neighbourhood improvement program; and
- (c) provide for the sharing of the capital costs, and profits or losses of preparing and carrying out of such neighbourhood improvement programs.

(3) A neighbourhood improvement program shall state therein the date on which the program shall be completed, and, subject to this subsection, the neighbourhood improvement program shall be terminated and the neighbourhood improvement area shall cease to be a neighbourhood improvement area on that date unless the corporation extends the date of completion, which extension may be given either before or after the date stated in the program for the completion of the program.

R.S.S. 1978, c.S-24, s.23.

Urban renewal

24(1) The corporation may, with the approval of the Lieutenant Governor in Council:

- (a) enter into agreements with any municipality to renew a blighted or substandard area of the municipality;
- (b) carry out urban renewal studies; and
- (c) pay up to twenty-five per cent of the cost of:
 - (i) carrying out an urban renewal study;
 - (ii) preparing an urban renewal scheme; and
 - (iii) carrying out an urban renewal scheme.

(2) Every agreement entered into between the corporation and a municipality under subsection (1) shall provide that the municipality shall pay to the corporation the same percentage, paid by the corporation as authorized under clause (c) of subsection (1), of:

- (a) any moneys received by the municipality from the sale, lease or other disposition of land in the urban renewal area; and
- (b) the value, as determined in the manner provided in the agreement, of land in the urban renewal area retained by the municipality for public purposes.

(3) An urban renewal scheme shall state therein the date on which the scheme shall be completed and, subject to this subsection, the urban renewal scheme shall be terminated and the urban renewal area shall cease to be an urban renewal area on that date unless the corporation extends the date of completion, which extension may be given either before or after the date stated in the scheme for the completion of the scheme.

R.S.S. 1978, c.S-24, s.24.

Powers of corporation for research, etc.

25 The corporation may:

- (a) study, report on and advise upon housing conditions in Saskatchewan or in any part of Saskatchewan and into measures that may be taken for the improvement thereof;
- (b) study, report on and advise upon investigations into housing conditions made elsewhere than in Saskatchewan and into measures, plans or proposals taken or adopted or proposed elsewhere than in Saskatchewan for the improvement thereof;
- (c) study, report on and advise upon the factors affecting the cost of housing and measures that may be taken to secure economy and increased efficiency in the provision of housing;
- (d) prepare and publish statistics, reports, records, bulletins, pamphlets and circulars, and use other means of disseminating information and advice in relation to housing;
- (e) study, report on and advise upon land utilization and the planning of subdivisions, housing and related amenities;
- (f) make provision for promoting training in the construction or designing of houses, in land planning or in the management or operation of housing projects; and
- (g) generally take such steps as it may consider necessary or advisable to promote the construction of housing that in its opinion is sound and economical and to encourage the development of better housing and related amenities.

R.S.S. 1978, c.S-24, s.25.

POWERS OF MUNICIPALITIES

Power of municipality to enter into agreements

26 Notwithstanding anything in any other Act, a municipality may enter into agreements with:

- (a) the corporation;
- (b) the Government of Saskatchewan or any department, board, commission or agent thereof;
- (c) the Government of Canada;
- (d) the federal corporation;
- (e) a housing authority established under section 18;
- (f) a non-profit corporation;
- (g) a limited-dividend housing company;
- (h) an association;
- (i) another municipality;

or any one or more of them for the purpose of undertaking any project contemplated by this Act or the federal Act.

R.S.S. 1978, c.S-24, s.26.

Additional powers of municipality

27 In addition to the powers a municipality has under the appropriate municipal Act, a municipality may, either alone or in conjunction with another municipality:

- (a) acquire and develop land for housing purposes;
- (b) construct public housing projects for sale or lease;
- (c) acquire, improve and convert existing buildings for public housing projects;
- (d) acquire existing housing projects;
- (e) equip, maintain and operate public housing projects;
- (f) sell, lease or otherwise dispose of public housing projects constructed or acquired by it;
- (g) make grants on such terms, if any, as it considers just to owners of substandard dwellings to assist in paying the cost of demolishing or removing the substandard dwellings; but no such grant shall exceed \$500 in respect of any one substandard dwelling or any one owner; and
- (h) do such other things as may be required to be done and exercise any other power required to be exercised for the purpose of carrying out the provisions of this section.

R.S.S. 1978, c.S-24, s.27.

Residential lots

28(1) Where a municipality, pursuant to an agreement entered into under this Act for the purpose of acquiring land to be developed into lots for residential purposes with services provided to or in respect of the lots, has received loans or advances from the Government of Saskatchewan and the Government of Canada or the federal corporation to cover the cost of installing a sewage system, water supply, street lights, roads, sidewalks, curbs or other services or improvements and any part of those loans or advances has not been included in the price at which the lots are offered for sale, the municipality shall recover from the purchaser of each lot on the basis of a uniform amount per foot of the frontage of the lot the amount of such loans or advances over a period of twenty-five years from the date of the sale of the lot or over such other period specified in the agreement entered into by the municipality under this Act for the purpose of acquiring such land.

(2) The amount recoverable from the purchaser of a lot under subsection (1) shall be payable to the municipality in equal annual instalments and any instalment remaining unpaid after the thirty-first day of December in the year in which it became due shall be added to and form part of the taxes on the lot notwithstanding that the owner of the lot did not purchase the lot directly from the municipality.

R.S.S. 1978, c.S-24, s.28.

Interest

29 In fixing the amount of the annual instalments mentioned in subsection (2) of section 28 interest shall be added at the rate provided in the agreement mentioned in subsection (1) of section 28; and where a municipality has made any payment in respect of any unsold lot, a sum sufficient to recover interest on such payment shall also be added, at the same rate, from the date of completion of the project to the date of sale of the lot.

R.S.S. 1978, c.S-24, s.29.

30 Repealed. 1983-84, c.61, s.7.

Power to borrow, etc.

31(1) Subject to section 241 of *The Urban Municipality Act*, but otherwise notwithstanding the provisions of the relevant municipal Act, a municipality may, subject to the approval of the Saskatchewan Municipal Board:

- (a) contract debts not payable within the current year;
- (b) borrow moneys; and
- (c) issue debentures;

for any purpose authorized by this Act.

(2) The assent of the burgesses shall not be required to any debt contracted, money borrowed or debentures issued under subsection (1) unless required by the Saskatchewan Municipal Board, in which case the relevant municipal Act applies for the purpose of obtaining the assent of the burgesses.

R.S.S. 1978, c.S-24, s.31; 1989-90, c.5, s.10.

Application of *Municipal Expropriation Act*

32 *The Municipal Expropriation Act* applies in respect of land required by a municipality for any purpose authorized by this Act.

R.S.S. 1978, c.S-24, s.32.

Power of municipality to subscribe to capital stock of housing company

33(1) Notwithstanding anything in any other Act but subject to the approval of the Saskatchewan Municipal Board, a municipality may subscribe to the capital stock of a housing company incorporated under *The Companies Act* or any former *Companies Act* and whose powers, objects and limitations are such as will render the company eligible to apply for and to receive, as limited-dividend or institutional housing companies or otherwise, loans or guarantees, or both, or any other grant, advance, concession, right, benefit or privilege, under this Act, the federal Act or any other Act of the Parliament of Canada, or from any other source, in aid of low-rental or any other housing projects.

(2) A municipality that subscribes to the capital stock of a housing company may, with the approval of the Saskatchewan Municipal Board, enter into an agreement with the company containing such terms and provisions respecting the capital stock so subscribed, and the rights and privileges incidental thereto, as will not render the company ineligible to apply for and to receive the loans or guarantees, or both, or any other grant, advance, concession, right, benefit or privilege mentioned in subsection (1).

R.S.S. 1978, c.S-24, s.33; 1989-90, c.5, s.10.

Urban renewal and neighbourhood improvement activities

34(1) Subject to the approval of the minister, a municipality may:

- (a) carry out urban renewal studies or neighbourhood improvement studies;
- (b) prepare urban renewal schemes or neighbourhood improvement programs;
- (c) carry out urban renewal schemes or neighbourhood improvement programs.

(2) For the purpose of carrying out an urban renewal scheme or a neighbourhood improvement program, a municipality may, subject to the approval of the minister and without limiting the powers it has under its appropriate municipal Act, pass bylaws for all or any of the following purposes:

- (a) declaring the whole or any part of the municipality to be an urban renewal area or a neighbourhood improvement area;
- (b) preventing construction, alterations or renovations of any kind of buildings or other improvements in the urban renewal area or neighbourhood improvement area;
- (c) demolishing, removing, renovating, repairing or maintaining buildings or other improvements owned or acquired by the municipality in the urban renewal area or neighbourhood improvement area;

- (d) selling, leasing or otherwise disposing of property in the urban renewal area or neighbourhood improvement area;
 - (e) making grants or loans to owners of property in the urban renewal area or neighbourhood improvement area to assist them to renovate or repair their property on such terms as to security or repayment as the municipality considers just; and
 - (f) making grants to assist the relocation of persons possessed of housing accommodation by the implementation of an urban renewal scheme or neighbourhood improvement program.
- (3) A municipality may, subject to the approval of the minister, dispose of land in an urban renewal area or a neighbourhood improvement area by sale, lease or otherwise and:
- (a) the provisions of paragraph 3 of section 191 of *The Urban Municipality Act*, and the similar provisions of the other municipal Acts shall not apply;
 - (b) the provisions of section 31 of *The Tax Enforcement Act* respecting the manner of the sale of land and the sale price therefor shall not apply.

R.S.S. 1978, c.S-24, s.34.

Powers under municipal Acts may be exercised

35 For the purpose of carrying out the provisions of this Act or of any bylaw or scheme thereunder, every municipality shall possess and may exercise all the powers conferred upon it by the appropriate municipal Act.

R.S.S. 1978, c.S-24, s.35.

FINANCE AND ACCOUNTING

Appropriations

36(1) The Minister of Finance shall, at the request of the corporation, pay to the corporation out of the general revenue fund such amounts as are appropriated by the Legislature for the operation of the corporation in such amounts, at such times and upon such terms as may be determined by the Lieutenant Governor in Council.

(2) The Minister of Finance shall, subject to the approval of the Lieutenant Governor in Council, pay to the corporation such moneys as may be appropriated by the Legislature for the purposes of compensating the corporation in respect of loans made by it and the repayment of which have been forgiven by the corporation, or the making of grants or the paying of subsidies by the corporation.

(3) The Minister of Finance shall, subject to the approval of the Lieutenant Governor in Council and at the request of the corporation, advance to the corporation out of the general revenue fund such additional unappropriated sums of money as are required for compensating the corporation in respect of loans made by it and the repayment of which have been forgiven by the corporation and for operational costs, grants, subsidies and losses of the corporation.

R.S.S. 1978, c.S-24, s.36; 2004, c.10, s.17.

Borrowing by Minister of Finance

37(1) In order to provide the funds required for the purposes of this Act, the Lieutenant Governor in Council may authorize the Minister of Finance to raise, by way of loan upon the credit of the province, such sums of money within the borrowing limitation prescribed by section 41 as may be required, and for that purpose to issue bonds, debentures or such other securities of the province as the Lieutenant Governor in Council considers advisable.

(2) The said sum or sums of money shall be raised in accordance with *The Financial Administration Act, 1993* and may be borrowed for any term or terms not exceeding fifty years and at such rate of interest as the Lieutenant Governor in Council may determine.

(3) Moneys raised under this section shall be paid into the general revenue fund and the balance, after deduction and payment of discount and commission applicable to the loan, shall be advanced by the Minister of Finance to the corporation for the purposes of this Act by way of advances in such amounts, at such times and upon such terms as may be determined by the Lieutenant Governor in Council.

(4) The corporation shall reimburse the Minister of Finance for all charges and expenses incurred in raising money under this section.

R.S.S. 1978, c.S-24, s.37; 1983, c.29, s.42;
1988-89, c.42, s.93; 2004, c.10, s.17 and 18.

Investments

38 The corporation may from time to time invest such moneys of the corporation not presently required for any of its purposes in any class of securities authorized for the investment of moneys in the general revenue fund pursuant to *The Financial Administration Act, 1993*.

R.S.S. 1978, c.S-24, s.38; 1983, c.29, s.42;
1988-89, c.42, s.93; 2004, c.10, s.17 and 18.

Borrowing powers

39(1) Subject to the approval of the Lieutenant Governor in Council the corporation may, for the purposes of the corporation, borrow from time to time such sums of money within the borrowing limitation prescribed by section 41 as the corporation may consider requisite, and may issue notes, bonds, debentures and other securities bearing interest at such rate or rates, if any, and payable as to principal and interest in the currency or currencies of such country or countries and at such place or places and at such time or times and in such manner as the corporation may determine. Such notes, bonds, debentures and other securities of the corporation may be made redeemable in whole or in part in advance of maturity at such time or times and on such terms and at such price or prices, either with or without a premium, as the corporation may determine at the time of the issue thereof.

(2) The purposes of the corporation shall, without limiting the generality thereof, include for the purpose of subsection (1):

- (a) repayment of advances by the province to the corporation;
- (b) payment, refunding or renewal from time to time of the whole or any part of any loan raised or of any temporary borrowing or securities issued by the corporation under this Act; and
- (c) payment of any other liability or indebtedness of the corporation.

(3) The corporation may borrow money and issue notes, bonds, debentures and other securities as aforesaid in such amounts as will realize the net sum required by the corporation for such purposes, and a recital or declaration in the resolution or minutes of the corporation authorizing the issue of securities to the effect that the amount of the securities so authorized is necessary to realize the net sum required for the purposes of the corporation is conclusive evidence of the fact.

(4) Subject to the approval of the Lieutenant Governor in Council, and on such terms and conditions as are considered advisable, the corporation may sell or otherwise dispose of any such notes, bonds, debentures and other securities either at the par value or at less or more than the par value thereof and charge, pledge, hypothecate, deposit or otherwise deal with any such securities as collateral security or do any of those things.

(5) Such notes, bonds, debentures and other securities, and the coupons, if any, attached thereto shall be in such form and shall be executed in such manner as may be determined by the corporation.

(6) The corporation may provide that the seal of the corporation may be engraved, lithographed, printed or otherwise mechanically reproduced on any notes, bonds, debentures or other securities, and upon the coupons, if any, attached thereto and that any signature upon any notes, bonds, debentures or other securities and upon the coupons, if any, attached thereto, may be engraved, lithographed or printed or otherwise mechanically reproduced thereon; and the seal of the corporation when so mechanically reproduced has the same force and effect as if manually affixed, and any such mechanically reproduced signature is for all purposes valid and binding upon the corporation as if manually affixed notwithstanding that the person whose signature is so reproduced has ceased to hold office before the date of the security or before the issue thereof.

(7) Subject to the approval of the Lieutenant Governor in Council, the corporation may also from time to time for its purposes borrow by way of temporary loans from any chartered bank or from any person or body corporate such sums and upon such terms as the corporation may determine, and either by way of bank overdraft or line of credit, or by the pledging as security for such temporary loans of notes, bonds, debentures or other securities of the corporation pending the sale thereof or in lieu of the sale thereof, or in such other manner as the corporation may determine; and cheques, promissory notes or other instruments that may be necessary or desirable in connection with the borrowing of money and the obtaining of advances by way of temporary loan may be executed in such manner as the corporation may determine.

(8) The corporation, with the approval of the Lieutenant Governor in Council, may provide for the creation, management and application of sinking funds or other means of securing the repayment of any loan raised or securities issued by the corporation, including the redemption by call of any securities issued subject to redemption in advance of maturity.

R.S.S. 1978, c.S-24, s.39.

Guarantee by province

40(1) The Minister of Finance may, with the approval of the Lieutenant Governor in Council, guarantee the payment of the principal, interest and premium, if any, of any notes, bonds, debentures and other securities issued by the corporation and of any temporary loans raised by the corporation.

(2) The form and manner of any such guarantee shall be such as the Lieutenant Governor in Council may approve.

(3) A guarantee made under subsection (1) shall be signed by the Minister of Finance or the Deputy Minister of Finance or by such other officer or officers as may be designated by the Lieutenant Governor in Council, and upon being so signed the Province of Saskatchewan shall be liable for the payment of the principal, interest and premium, if any, of the notes, bonds, debentures, securities and loans guaranteed, according to the tenor thereof; and a guarantee so signed is conclusive evidence of compliance with the terms of this section.

(4) The Minister of Finance may, with the approval of the Lieutenant Governor in Council, make such arrangements as may be necessary for supplying the money required to implement any such guarantee and to advance the amount necessary for that purpose out of the general revenue fund.

(5) The signature of the Minister of Finance or the Deputy Minister of Finance or any such other officer or officers for which provision is made in subsection (3) may be engraved, lithographed, printed or otherwise mechanically reproduced, and the mechanically reproduced signature of any such person shall be deemed for all purposes to be the signature of that person and is binding upon the Province of Saskatchewan notwithstanding that the person whose signature is so reproduced may not have held office at the date of the notes, bonds, debentures or other securities or at the date of the delivery thereof and notwithstanding that the person who holds any such office at the time when any such signature is affixed is not the person who holds that office at the date of the notes, bonds, debentures or other securities or at the date of the delivery thereof.

R.S.S. 1978, c.S-24, s.40; 2004, c.10, s.17.

Borrowing limitation

41(1) The corporation shall not borrow any sum of money if by doing so the aggregate principal amount of the outstanding notes, bonds, debentures and other securities issued by the corporation, of temporary borrowings of the corporation and of outstanding advances to the corporation from the Province of Saskatchewan would exceed \$500,000,000.

(2) For the purposes of this section one dollar in lawful money of the United States of America may be deemed to be the equivalent of one dollar in lawful money of Canada.

(3) This section does not apply with respect to moneys borrowed for the purposes mentioned in clauses (a) and (b) of subsection (2) of section 39.

R.S.S. 1978, c.S-24, s.41; 1979, c.66, s.5;
1982-83, c.14, s.2.

Fiscal year

42 The calendar year shall be the fiscal year of the corporation.

R.S.S. 1978, c.S-24, s.42.

Audit

43 The Provincial Auditor or any other auditor or firm of auditors that the Lieutenant Governor in Council may appoint shall:

(a) annually; and

(b) at any other time that the Lieutenant Governor in Council may require;

audit the accounts and financial statements of the corporation.

1986-87-88, c.27, s.10.

GENERAL**Crown corporation continued**

44 Saskatchewan Housing Corporation as at present constituted under *The Crown Corporations Act* is hereby continued as the corporation referred to in section 3, subject to such changes in personnel as may be made under section 5.

R.S.S. 1978, c.S-24, s.44.

Approval of agreements

45 Subject to the approval of the Lieutenant Governor in Council, any agreement that may be entered into by the province under this Act may be entered into by the minister on behalf of Her Majesty in right of Saskatchewan.

R.S.S. 1978, c.S-24, s.45.

Non-application of certain Acts

46(1) Where a loan is made and secured by a mortgage of land, or an agreement for sale is entered into, pursuant to:

- (a) this Act;
- (b) *The Housing and Urban Renewal Act, 1966*, being chapter 53 of *The Statutes of Saskatchewan, 1966*;
- (c) *The Northern Housing Regulations*;
- (d) the *National Housing Act (Canada)*; or
- (e) the *National Housing Act, 1954 (Canada)*;

The Limitation of Civil Rights Act and *The Land Contracts (Actions) Act* do not apply to the mortgage or the agreement for sale, or to the rights and remedies of the mortgagee or the vendor under the agreement for sale.

(2) Subsection (1) does not apply to and is deemed never to have applied to a loan insured by the federal corporation under the federal Act, other than a loan contemplated by this Act that is with respect to:

- (a) a rental housing project;
- (b) a co-operative housing project; or
- (c) a hostel or dormitory housing project.

R.S.S. 1978, c.S-24, s.46; 1988-89, c.52, s.14;
1990-91, c.6, s.2; 1995, c.31, s.14.

Rights of mortgagee to charge and collect costs, etc.

47 Notwithstanding anything in any Act, the mortgagee under a mortgage to which section 46 applies shall be entitled to charge and collect from the mortgagor:

- (a) the costs and expenses of and incidental to the making of the loan and the taking of security therefor or any renewal, extension of discharge thereof;
- (b) any costs, fees and expenses prescribed or approved by or pursuant to this Act or the federal Act, or any amendment thereto or any regulation made thereunder.

R.S.S. 1978, c.S-24, s.47.

Power to give a limited retroactive effect to Act

48 The Lieutenant Governor in Council may, by order, direct that any agreement that has been entered into prior to the coming into force of this Act which, if this Act had been in force would be within the provisions of this Act, shall be deemed to be within the provisions of this Act notwithstanding that such agreement was authorized by the provisions of any other Act.

R.S.S. 1978, c.S-24, s.48.

Acquisition of land

49 Land may be acquired by the minister or the corporation for any of the purposes authorized by this Act by purchase, expropriation or otherwise, and in the case of expropriation of land *The Expropriation Procedure Act* applies.

R.S.S. 1978, c.S-24, s.49.

Grant in lieu of taxes

50 The corporation may each year pay grants in lieu of taxes to any municipality within which any of its real property is situated.

R.S.S. 1978, c.S-24, s.50.

Insurance

51(1) The corporation may cause the property acquired by it under this Act to be insured against loss by fire or from any other cause in such organizations, duly organized to do business in Saskatchewan, as may be designated by the corporation.

(2) The corporation may enter into a contract of insurance with any organization duly authorized to do business in Saskatchewan, insuring the corporation against loss or damage to the person or property of others, in such amount as it may consider expedient.

(3) For the purposes of any such contract, the corporation shall, to an extent not exceeding the amounts stated therein, be deemed to be subject to liability in respect of the matters insured against, notwithstanding anything in the common law or in any Act.

R.S.S. 1978, c.S-24, s.51.

REGULATIONS**Power to make**

52 For the purpose of carrying out the provisions of this Act according to their intent and of supplying any deficiency therein, the Lieutenant Governor in Council may make regulations as are ancillary thereto and are not inconsistent therewith; and every regulation made under, and in accordance with the authority granted by, this section has the force of law.

R.S.S. 1978, c.S-24, s.52.

ANNUAL REPORT

Annual report

53(1) In each fiscal year, the corporation, in accordance with *The Tabling of Documents Act, 1991*, shall prepare and submit to the minister:

(a) a report on the activities of the corporation for the preceding fiscal year;
and

(b) a financial statement showing the business of the corporation for the preceding fiscal year.

(2) The financial statement mentioned in clause (1)(b) is to be in the form required by Treasury Board.

(3) In accordance with *The Tabling of Documents Act, 1991*, the minister shall lay before the Legislative Assembly each report and financial statement received by the minister pursuant to subsection (1).

