

ENERGY-EFFICIENT PROGRAM

ENERGY-EFFICIENT ADVANTAGE PROGRAM

To support initiatives that promote environmental consciousness and its ongoing protection, we are pleased to offer a 25% premium refund on the Canada Guaranty mortgage insurance premium paid for qualified borrowers purchasing a newly constructed, energy-efficient home.

Program Overview

Qualified borrowers who purchase a newly constructed energy-efficient home may be eligible to receive a 25% premium refund.

Transaction Types

- Purchase: New Construction.

Borrower Qualifications

- Mortgage financing must be insured through Canada Guaranty.
- Canada Guaranty must receive all original mortgage insurance premiums and applicable fees prior to issuing the partial premium refund.
- Partial premium refund applications must be submitted within 24 months of the mortgage closing date.

Premium Refund Process

- Once all required criteria are met, Canada Guaranty will refund the borrower the approved percentage of the standard mortgage insurance premium (including applicable provincial sales tax).
- Refunds are processed and issued directly to the homeowner within 8-12 weeks of receiving the partial premium refund application.



Mortgage Insurance Premium Refund Example (25%)

\$475,000 Mortgage at 95% LTV	Premium Payable*
Standard Premium Amount (95% LTV = Premium rate of 4.00%)	\$19,000.00
Energy-Efficient Premium Refund (25% of premium amount)	(\$4,750.00)
Total New Premium (minus refunded amount)	\$14,250.00

*For the purpose of this example, the mortgage insurance premium does not include any applicable provincial sales tax.

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Canada Guaranty Mortgage Insurance Company
1 Toronto Street, Suite 400, Toronto, Ontario M5C 2V6
www.canadaguaranty.ca

All mortgage insurance is underwritten by Canada Guaranty Mortgage Insurance Company.

Main Number 866.414.9109
National Underwriting Centre 877.244.8422

Last Updated: 07/2025

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PREMIUM REFUND ELIGIBILITY

All applicable and required documentation must be submitted together with the completed premium [refund application form](#). In addition to satisfying all borrower qualifications, to qualify for the 25% premium refund, the insured property must be a **newly constructed home** and meet **one** of the following criteria:

1. **Property meets eligible certification criteria:** Please see the “Eligible Certifications” listed below.
2. **Energy Consumption:** Properties with at least 20% lower energy consumption (gigajoules/year) than “A Typical New House”.

Note: Eligibility for the Energy Consumption requirement will need to be assessed using the Natural Resources Canada (NRCAN) EnerGuide Rating System.

(1) Eligible Certifications:

A new construction property that has received a certification from one of the following programs is eligible for the 25% premium refund.

Organization	Version	Level(s)	Certification Name
BC Energy Step Code	N/A	Step 2 Step 3 Step 4	Part 3
BC Energy Step Code	N/A	Step 3 Step 4 Step 5	Part 9 – Detached Homes
Built Green Canada	2019-2021	Gold Platinum	Built Green High Density
Built Green Canada	2019-2021	Gold Platinum	Built Green Single Family
Canada Green Building Council (CGBC)	2009	Gold Platinum	LEED Canada for Homes
CGBC	v.4	Gold Platinum	LEED Building Design and Construction: Homes and Multi-Family Low-Rise
CGBC	v.4.1	Gold Platinum	LEED Building Design and Construction: Residential Single Family

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Organization	Version	Level(s)	Certification Name
CGBC	v1 Design	N/A	Zero Carbon Building Standard
CGBC	v2 Design	Flexible Passive Renewable	Zero Carbon Building Standard
Canadian Home Builders Association (CHBA)	N/A	Certified	Qualified CHBA Net Zero Energy
CHBA	N/A	Certified	Qualified CHBA Net Zero Energy Ready
Efficiency Manitoba	N/A	20% to 90% + improvement	New Homes Standard
Natural Resources Canada (NRCan)	2012	N/A	R-2000
NRCan	New Homes Standard version 12.6	N/A	ENERGY STAR
NRCan	Pilot	Certified	ENERGY STAR Multi-Family High-Rise (New Construction)
Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs	N/A	Certified	Novoclimat for Homes
Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs	N/A	Certified	Novoclimat for Small Multiple Unit Buildings
Ministère de l'Environnement, de la Lutte contre les changements climatiques, de la Faune et des Parcs	N/A	Certified	Novoclimat for Big Multiple Unit Buildings
Passive House Canada	9	Classic Plus Premium	Certified Passive House
Passive House Canada	9	Classic Plus Premium	EnerPHit Certified Retrofit

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(2) Energy Consumption:

A new construction property with an NRCan EnerGuide gigajoules/year rating that is at least 20% lower than “A Typical New House” is eligible for the 25% premium refund.

DOCUMENTATION REQUIREMENTS

Purchasing a new home

- Documentation confirming your home was built under a certified program.

OR

- A copy of your EnerGuide Label confirming the energy consumption rating meets the Energy Efficient Housing Program requirements.

HOW TO APPLY FOR THE PARTIAL PREMIUM REFUND

To apply for a partial premium refund, the homeowner must download, complete, and mail, e-mail or fax the [refund application form](#), together with all required documentation, to the appropriate address/fax number listed below:

Mailing Address	Toll Free Number	Toll Free Fax Number	E-mail Address
Canada Guaranty 1 Toronto Street, Suite 400 Toronto, ON M5C 2V6	1.833.502.3979	1.855.318.8946	energyefficient@canadaguaranty.ca
Attention / Subject Line: Finance Department – Energy-Efficient Advantage Program			

Once all of the required criteria are met, Canada Guaranty will refund the homeowner the approved percentage of the standard mortgage insurance premium (including applicable provincial sales tax).

Refunds are processed and issued directly to the homeowner within 8-12 weeks after receiving the partial premium refund application.



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