WHY SECONDARY SUITES ARE SO AWESOME

& SUCH A SMART MOVE

MORE INCOME. MORE FLEXIBILITY. MORE HOUSING. RIGHT WHERE PEOPLE WANT TO LIVE.

Secondary suites have quickly become one of the most practical, flexible, and future-proof housing solutions in Saskatchewan. Whether you're a homeowner, a first-time buyer, or planning a renovation, adding a secondary suite can be a game-changer...and right now, the Province of Saskatchewan is making it easier than ever to do.

WHAT IS A SECONDARY SUITE?

A secondary suite is a self contained unit within or on the same property as a primary home.

Typically located in the basement, above a garage, in an addition or a backyard suite.

Each suite includes its own kitchen, bathroom, living space, and entrance. Offering privacy for tenants and homeowners alike.

WHY THIS MATTERS FOR SASKATCHEWAN

Saskatchewan is uniquely well positioned for these units:

- One of the highest shares of single detached homes in Canada
- A large percentage of homes have insulated and heated basements
- Strong demand for safe, high quality rental housing

Secondary suites unlock housing potential that already exists. Turning underused space into real homes.

WHO SHOULD BE THINKING ABOUT A SECONDARY SUITE?

- First-time homebuyers looking to improve affordability
- Existing homeowners planning a renovation
- Families planning for future flexibility
- Buyers considering a new home build
- Anyone looking for long-term financial resilience

BUILT IN MONTHLY INCOME

A secondary suite helps offset mortgage payments, property taxes, and rising living costs. That extra monthly income can significantly improve long term affordability.

BETTER AFFORDABILITY FOR BUYERS

Rental income can help:

- Qualify for a mortgage
- Reduce financial stress
- Make homeownership possible sooner

LONG TERM PROPERTY VALUE

Homes with well designed secondary suites often hold strong resale value and appeal to a wider range of future buyers.

FLEXIABLE LIVING OPTIONS

Secondary suites are ideal for:

- Aging parents or adult children
- Multigenerational living
- Home offices or future flexibility

GENTLE, SMART DENSITY

They add housing supply without changing neighbourhood character. They create more homes where infrastructure, schools, and transit already exist.

THE SECONDARY SUITE INCENTIVE (SSI): A BIG OPPORTUNITY

The Province of Saskatchewan has extended the Secondary Suite Incentive Program to March 31, 2027, making now the best window to act.

What the Incentive Does

The program provides rebates on eligible construction costs, significantly reducing the upfront investment required to build or renovate a secondary suite.

Why the Extension Is a Big Deal

- It lowers the financial barrier to getting started
- It improves the return on investment
- It shortens the payback period

WHAT THIS MEANS FOR YOUR BUDGET

Adding a secondary suite isn't just a good idea - with the Saskatchewan Secondary Suite Incentive (SSI), the math can work surprisingly well:

- Estimated cost to build a secondary suite: $80,000
- Provincial Secondary Suite Incentive rebate: 35%
- Your net investment: $52,000

Monthly Income Potential

- Conservative monthly rent: $1,200 per month
- Annual rental income: $14,400

Note: Illustrate example only. Actual costs, rebate and rental income will vary by project, location and market.

WHY YOU NEED TO ACT NOW

While the program runs until March 31, 2027, timing matters. Construction planning, permits, and contractors take time and demand for qualified trades is strong. The earlier you start, the easier it is to lock in contractors, manage costs, ensure eligibility under the program rules.

Waiting could mean higher costs - or missing the incentive altogether.

WHAT THAT MEANS OVER TIME

Your rebate reduces the upfront cost by 35%.

Rental income can cover a significant portion of your mortgage, property taxes and utilities plus ongoing maintenance.

At this rent level, your net investment could be largely recovered in just a few years.

The Affordability Advantage

For buyers, lenders may consider rental income when assessing affordability, which can help qualify for a mortgage and reduce monthly carrying costs. Making homeownership more achievable.

Why the Incentive Matters

Without the SSI, that same project would require the full $80,000 upfront.

The incentive shortens the payback period, improves cash flow, and lowers financial risk - which is why timing matters.

Regina & Region Home Builders' Association

REGINAHOMEBUILDERS.COM