

# Provincial Guide on Life Lease Housing

## What is life lease housing?

In life lease housing, the buyer purchases an interest in that property—which gives the buyer the right to occupy a unit for a long period of time, often for their lifetime.

Like condo owners, the buyer pays a lump-sum purchase price, and then continues to pay property taxes and monthly maintenance fees. Life leases are usually priced lower than similarly sized condominiums in the area. This could be due to the lack of availability of conventional mortgages and the exemption from land transfer taxes.

Life lease housing is usually developed and operated by non-profit or charitable organizations called “sponsors” who own the property. Life lease buyers are often seniors looking to move into smaller homes.

**This guide** is for general information only and is subject to change. The terms of each life lease agreement may vary from one project to another. This guide covers the common practices with a focus on the Market Value Model.

In life lease housing, the buyer does not own the property. The life lease holder holds an interest in that property. The life lease interest gives the holder the right to occupy (live in) a unit, rather than own the unit itself.

If the holder passes away, their inheritor gets the life lease interest, but not the right to occupy the unit. The inheritor can benefit from the sale of the life lease, but they cannot automatically move into the home. The inheritor may be able to apply to move into the life lease unit—the decision is up to the sponsor.

People choose life lease housing for:

- affordability
- fewer home maintenance responsibilities
- access to social and recreational programs
- a sense of community (for example, seniors, religious or cultural groups)
- care and meal services offered by the sponsor on site, if available

If you are considering a life lease purchase, you **should seek the advice of qualified professionals, including legal counsel**.

More information is available on the provincial website at [Ontario.ca/HousingInnovation](https://Ontario.ca/HousingInnovation).

[Read the Guide](#)

### Disclaimer

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