BILL

No. 632

An Act to amend *The Residential Tenancies Act* to provide for Rent Control

(Assented to)

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of Saskatchewan, enacts as follows:

Short title

1 *The Rent Control Act, 2026.*

S.S R-22.0001 is amended

2 *The Residential Tenancies Act* is amended in the manner set out in this Act.

New Section 54.1

3 The following is inserted after section 54:

"Rent Increase Guideline

54.1(1) No landlord may increase the rent charged to a tenant, or to an assignee or subletter pursuant to section 50, during the term of their tenancy by more than the guideline, except in accordance with an agreement or exemption under section 54.2.

(2) The guideline for a calendar year is the percentage change from year to year in the Consumer Price Index for Saskatchewan for prices of goods and services as reported monthly by Statistics Canada, averaged over the 12-month period that ends on March 31 of the previous calendar year, rounded to the first decimal point, and shall be published in The Saskatchewan Gazette not later than August 31 of the preceding year.

(3) The guideline for the calendar year in which this section comes into force shall be deemed to be the guideline established for that year.

(4) If this section comes into force on or after September 1 in a calendar year, the guideline for the following calendar year shall be deemed to be the guideline established for the following year."

New Section 54.2

4 The following is inserted after section 54.1:

"Rent Increase Guideline Exemptions

54.2(1) A landlord and a tenant may agree to increase the rent charged to the tenant for a rental unit above the guideline if:

(a) the landlord has carried out or undertakes to carry out a specified capital expenditure in exchange for rent increase; or

(b) the landlord has provided or undertakes to provide a new or additional service in exchange for the rent increase.

(2) Section 54.1 does not apply to a rental unit that is:

(a) located in a hotel, motel, inn, tourist home, hostel or other similar accommodation;

(b) a caretaker's unit, while occupied by a person employed by a landlord as a caretaker, janitor, manager or superintendent of the residential complex or part of the residential complex;

(c) an employee unit, while occupied by an employee;

(d) a room provided as living accommodation in a boarding house;

(e) located in a new building for which an occupancy permit is required, for 5 years after the earlier of:

(i) the day the first occupancy permit for the building is issued; or

(ii) the day a rental unit in the building is first occupied by a tenant;

(f) located in a new building for which no occupancy permit is required, for 5 years after a rental unit in the building is first occupied by a tenant; or

(g) located in a new building designated for the purpose of rehabilitation or other form of subsidized or social housing, for 5 years after a rental unit in the building is first occupied by a tenant.**"**

New Section 54.3

5 The following is inserted after section 54.2:

"Rent Increase Upon Vacancy

54.3 When a residential complex has 4 or more rental units and the landlord lawfully regains possession or is about to lawfully regain possession of 1 of them, the landlord may increase the rent for that unit in an amount that has the effect of setting the rent at not more than the average of the rents chargeable for similar or comparable rental units in the residential complex.**"**

Coming into force

6 This Act comes into force on Assent.

THIRD SESSION

Thirtieth Legislature

SASKATCHEWAN

BILL

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Received and read the

First time

Second time

Third time

And Passed

Ms. Nicole Sarauer

Printed under the authority of
The Speaker of the Legislative Assembly
of Saskatchewan
2026