UAPT University of Alberta Properties Trust

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Leasehold FAQ

Understanding ownership, financing, and resale
This FAQ explains how leasehold ownership works within UAPT communities.

Ownership & Registration

Who owns the land?
The University of Alberta retains ownership of the land through UAPT. Builder partners or homeowners lease the property for a 99-year term.

Can I register and finance my home on leasehold property?
Yes. Leasehold properties are registered at the Land Titles registry and can be financed just like any other property.

Do I own the home I build?
Yes. You fully own your home. You can renovate, sell, or transfer it just like a freehold property. This long-term leasehold model helps protect property value and ensures the community remains thoughtfully maintained well into the future.

Selling & Resale

Can I sell a leasehold home?
Absolutely. The lease agreement transfers to the new owner. There is no renegotiation, and the process is straightforward for buyers and sellers.

Are there any resale restrictions on leasehold properties?
No. Properties within UAPT communities can be freely resold on the open market.

Costs & Responsibilities

Do I pay property taxes?
Yes. Homeowners pay City of Edmonton property taxes, and condo owners pay condo fees as usual. Lease-holders have the same rights and responsibilities as a traditional freehold owner for the 99-year lease term.

Lease Term & Future

What happens at the end of the lease term?
As the lease approaches its end, there are two possible outcomes:

- The leaseholder may negotiate an extension or renewal with UAPT, subject to terms at that time.
- UAPT will purchase the improvements at fair market value, ensuring a transparent and equitable conclusion.