

WHA Common Questions

Understanding the WHA “Inheritance & Estate Planning Policy”

The Whistler Housing Authority Inheritance and Estate Planning Policy established June 2006 pertains to the following resident restricted housing projects:

- Cheakamus Crossing
- Gondola Six
- Spruce Grove Townhouses
- The Lofts
- Barnfield
- Glacier Ridge
- 19 Mile Creek
- Rainbow
- Nita Lake
- Beaver Flats
- Millar’s Ridge
- Bear Ridge
- Lakecrest
- Spruce Grove Single Family
- Fitzsimmons Walk

Inheritance Planning:

Upon notice from the executor of the owner’s estate, the WHA/RMOW may, at its sole discretion, waive the Right of First Refusal & Option to Purchase and consent to a transfer of the resident restricted unit to the children of the deceased, if the children are of legal age, employed in Whistler, plan to reside in the unit as their primary residence. If they own market real estate, they must agree to sell the market real estate within 6 months of taking ownership of the resident restricted property.

The WHA will not approve a transfer to a beneficiary under the age of 19. If the children are not yet of legal age, another family member or legal guardian could reside in the restricted unit with the children until the children are of legal age.

Where an executor is holding title to a property in trust, not living or intending to live in the unit with the children, and waiting for the beneficiary of the estate to come of age to inherit for the beneficiary’s own use as their primary residence, the WHA will not enforce the owner occupancy requirements until the beneficiary is 19 years of age, provided the property is rented by employees or retirees at WHA rental rates.

Estate Planning:

If a child of resident housing owners is of legal age, employed in Whistler, does not own other real estate and plans to occupy the restricted unit as a primary residence, the parents can add the name of the child on to title of the unit or can transfer the title entirely into the child’s name. Title can not be transferred into a trust.

THIS POLICY IS INTENDED TO REFLECT THE GOALS AND MANDATE OF THE WHA. IF AT ANY TIME IN THE FUTURE CHANGES IN MARKET CONDITIONS OR GATHERED EXPERIENCE RESULT IN THIS POLICY DEVIATING FROM ITS INTENDED USE THE WHA RESERVES THE RIGHT TO MAKE ANY REQUIRED CHANGES.

PERSONAL INFORMATION REQUESTED ON THIS FORM IS COLLECTED AND USED SOLELY FOR THE PURPOSE OF PROCESSING AND ADMINISTRATION OF THIS APPLICATION AS AUTHORIZED BY THE FREEDOM OF INFORMATION AND PROTECTION ACT.

