PRINCE EDWARD ISLAND
Regulatory & Appeals Commission
Commission de réglementation et d'appels
ÎLE-DU-PRINCE-ÉDOUARD

Information Bulletin

Amendments to the *Prince Edward Island Lands Protection Act*
Municipal Property Ownership

Background

- The Government of Prince Edward Island introduced *An Act to Amend the Prince Edward Island Lands Protection Act* in April 2026. This Act received Royal Assent on May 29, 2026.
- The Act makes amendments to the *Prince Edward Island Lands Protection Act* which will result in changes for non-residents as it relates to acquiring an interest in more than one (1) property of one acre or less within an area with an official plan – now defined as a "municipal property".
- These amendments will come into force on **January 1, 2027**.
- Executive Council has adopted Guiding Principles for Assessing Municipal Property Applications under the *Prince Edward Island Lands Protection Act*. Pursuant to section 8.2 of the Act, the Commission must consider this policy when assessing non-resident applications to acquire a municipal property.

Definition of Municipal Property

The amendments introduce a new definition of municipal property. A municipal property is defined as a property that is:

(i) one acre or less in size and
(ii) located in an area with an official plan.

Exemptions

The Act excludes an interest in a municipal property acquired by a gift or by way of a lease.

Requirements for Non-Residents Acquiring an Interest in Municipal Property

A non-resident may acquire an interest in **one (1) municipal property** without making an application to the Island Regulatory and Appeals Commission (IRAC). A non-resident cannot own **more than one municipal property** without prior approval from the Government of Prince Edward Island. Non-residents must make application to IRAC to acquire an interest in more than one municipal property. Please note that these requirements also apply to non-resident shareholders.

For Non-Residents That Currently Own/Have Interest in More Than One (1) Municipal Property

If you are a non-resident that owns or has interest in more than one municipal property before the amendments come into effect on January 1, 2027, you are deemed to be in compliance and no action is required; however, all future municipal property acquisitions will require prior approval under the Act. Please note that ownership limits and other rules under the *PEI Lands Protection Act* still apply.

Guiding Principles for Assessing Municipal Property Applications

Executive Council adopted Guiding Principles for Assessing Municipal Property Applications pursuant to Order-in-Council EC2026-1104 dated November 10, 2026. These Guiding Principles set out the criteria to be considered by the Commission when reviewing non-resident applications for municipal property. The Commission remains a recommending body only on applications under the *Lands Protection Act* and will consider these principles in reaching its recommendation which is forwarded along to Cabinet for the final decision on applications.

These principles set out the following factors which the Commission **may** consider when reaching a recommendation:

- public interest, including the following:
    - anticipated impacts on residents and municipalities,
    - broader implications of the acquisition; and
    - public benefits.
- stewardship of municipal property, including the following:
    - proposed use of the municipal property,
    - existing use of the municipal property,
    - the effect on the availability of permanent year-round housing, and
    - timeframe of development or occupation.
- prevention of speculative harm;
- multiple municipal properties or land, including:
    - existing land or municipal property holdings in PEI;
    - relationship between existing holdings and the proposed acquisition;
    - cumulative impact of ownership interests; and
    - purpose for which existing and proposed properties are held.

The Guiding Principles for Assessing Municipal Property Applications under the *Prince Edward Island Lands Protection Act* can be found here.

Making Application to the Commission

Non-residents can apply to acquire an interest in a municipal property by submitting a completed Form 1A to the Commission at lpainquiries@irac.pe.ca. Non-residents should take note that the Administrative Guidelines for Advertising Land continue to apply to all non-resident applications.

Questions?

Please visit the Commission's website for more information or contact our land team at lpainquiries@irac.pe.ca or 902-892-3501 for assistance.