

DOWN PAYMENT ASSISTANCE PROGRAM (DPAP)

Interest-Free Down Payment Loans | 2026 Program Update

PROGRAM OVERVIEW

The Government of Nova Scotia's DPAP provides interest-free loans of up to 5% of the purchase price to help modest-income Nova Scotians buy their first home. This loan acts as the down payment required for an insured mortgage.

BUYER ELIGIBILITY

- Must be a **First-Time Homebuyer** (not owned a home in 4+ years).
- Canadian Citizen or Permanent Resident.
- Resident of NS for at least 12 months.
- Household income **\$145,000 or less**.
- Credit score of **650 or higher**.
- Must be pre-approved for an insured mortgage by an approved lender.

LOAN & REPAYMENT

- **Loan Amount:** Fixed at 5% of purchase price.
- **Interest Rate:** 0% (Interest-free).
- **Term:** 10-year repayment period.
- **Start:** Payments begin 1 month after closing.
- **Full Repayment:** Required if the home is sold, leased, or no longer your primary residence.

2026 PURCHASE PRICE LIMITS

Region / Municipality	Maximum Purchase Price
HRM & East Hants	\$570,000
West Hants, Annapolis Valley & South Shore (Kings, Annapolis, Digby, Shelburne, Queens, Lunenburg)	\$375,000
Yarmouth, Northern & Eastern Regions (Cumberland, Colchester, Pictou, Antigonish, Guysborough, Cape Breton)	\$300,000

New 2% Down Payment Pilot Program

Looking for even lower upfront costs? A new 2026 Pilot Program now allows a **2% minimum down payment** with a household income limit of **\$200,000** and home prices up to \$570,000 statewide. Ask me which program is right for you!