

October 31, 2025

Development Industry Stakeholders

Re: Development Charge Deferrals to Building Occupancy

Dear Stakeholders,

Ontario Large Municipalities Chief Building Officials ([OLMCBO](#)) and Ontario Building Officials Association ([OBOA](#)) are writing in response to the forthcoming legislative changes under the *Protect Ontario by Building Faster and Smarter Act* (Bill 17), the deferral of certain residential Development Charges (DC) from the building permit issuance stage to building occupancy stage.

Building officials support the changes and are committed in ensuring service excellence by supporting a seamless transition for homeowners at the time of occupancy. In many cases, occupancy, move-in date and home closings occur on the same day. To facilitate this process, it is essential that municipal building department staff confirm outstanding development charges are paid in advance of any occupancy inspections being scheduled. Without the appropriate runway, occupancy delays might occur, and homeowners may be left in a precarious position.

Chief Building Officials (CBO) and building departments ultimate goal is to ensure homeowners and builders are not impacted on closing day/occupancy inspection. To ensure timely processing and data integration, **we recommend that any deferred residential development charges be paid/verified at least 10 business days before an occupancy notice is submitted by the permit applicant to the municipality.** This will ensure payments are accurately captured and acknowledged within municipal financial and permitting systems, and the intent of the deferred DC's is maintained.

Clarifying the Distinction Between Fees Payable at Different Stages

Prior to Building Permit Issuance:

- Building permit fees
- Local/Region development charges (non-residential development)
- Educational development charges
- Park land dedication
- Community benefits charges

Minimum 10 Days Prior to Notice of Occupancy (DCs under s.26.1(3.1) of the DCA)):

- Local/Region Development Charges related to non-rental residential development where deferral applied.

Ensuring Smooth Home Closings and Move-Ins

Home closings represent a pivotal and sometimes stressful moment for families, as legal possession is transferred, and move-in activities commence. It is imperative that all outstanding fees, particularly deferred development charges, are paid and confirmed **in-advance** of the occupancy inspection request to avoid delays.

By working together, we can help families transition smoothly and promptly into their new homes while upholding regulatory compliance. Chief Building Officials (CBOs) are encouraged to engage proactively with local developers and industry partners to ensure awareness of recent legislative changes regarding the payment and verification of deferred Development Charges (DCs). This includes the requirement for DCs to be paid prior to submitting occupancy inspection requests.

To promote transparency, updating residential agreements of purchase and sale—as well as related documents such as OREA standard forms—to reflect the new DC legislation is a key milestone. We respectfully ask our industry partners to share this information widely within their professional networks to help ensure a seamless and informed homeownership experience for all.

As always OLMCBO and OBOA are committed to accelerating housing development and ensuring consistency across Ontario.

Yours sincerely,

Nick Anastopoulos, P.Eng.
Executive Chair OLMCBO
Chief Building Official – Burlington

John Lane, MAATO, CBCO, CPSO
President OBOA
Chief Building Official - Caledon

cc:

Lawrence Wagner – OBOA CEO
Director Mansoor Mahmood – MMAH Housing Policy & Planning Division, Building & Development Branch
Wendy Moir – HCRA CEO & Registrar
Siloni Waraich – HCRA Chief Research Officer
Andrew Donnachie – TARION Media & Stakeholder Relations
Brenda Buchanan - RECO CEO
Luigi Favaro – OREA CEO
Priya Bhatia – LSO CEO
Karen Nesbitt – AMO Senior Manager Policy
Mayor Marianne Meed Ward – OBCM Chair
Michelle Baker – OBCM Executive Director
Kirstin Jensen – OHBA Vice President Policy, Advocacy & Relationships
Miyoko Oikawa – OHBA Director Training and Strategic Initiatives
Paula Tenuta – BILD SVP Policy & Advocacy
Victoria Mortelliti – BILD Senior Manager Policy and Advocacy
Richard Lyall – RESCON President
Paul De Berardis – RESCON VP Building Standards & Engineering
Ted Wilson - OAA President
Kristi Doyle – OAA Executive Director
Jennifer Quaglietta – PEO CEO & Registrar
Sandro Perruzza - OSPE Chief Executive Officer
Andrew Hurd – ACEC Ontario Executive Director