

DEVELOPMENT CHARGE REDUCTION PROGRAM (DCRP) INDUSTRY INFORMATION SESSION

Monday, September 28, 2026



PROGRAM OVERVIEW

Council approved City residential development charge reductions on August 31, 2026, retroactive to March 31, 2026.

The City has introduced a general DCRP and enhanced relief through its Purpose-Built Rental stream.

1 50% reduction

For eligible residential dwelling types across Brampton.

2 65% reduction

For eligible condominium apartments in buildings of at least five storeys.

3 PBR: up to 100%

For qualifying purpose-built rental units, based on unit mix and project characteristics.

The reductions apply to the City portion of residential development charges. Other applicable charges remain payable.

TWO CITY DC RELIEF STREAMS

Applicants receive the greater reduction for which each unit qualifies. The reductions are not cumulative.

GENERAL DCRP

50% or 65%

Available city-wide for eligible residential development with a qualifying footings and foundations permit.

65% applies to condominium apartments in buildings of 5+ storeys, registered as a condominium at occupancy.

Program window: March 31, 2026 to March 30, 2029

Purpose-Built Rental stream

50% reduction

Qualifying one-bedroom units.

75% reduction

Qualifying one-bedroom plus den and two-bedroom units.

100% reduction

Qualifying three-bedroom units and certain units in qualifying mixed-use projects.

Long-term rental commitment

Projects must remain in rental tenure for at least 25 years from occupancy.

PBR projects require a separate application, an available allocation and a City agreement and S.118 restrictive covenants registered on title. The general stream requires no application or agreement.

ELIGIBILITY AND TIMING

Eligibility depends on the housing type, the qualifying permit and timely occupancy.

50%

general residential
reduction

65%

registered condo
apartments, 5+ storeys

30 months

standard occupancy
period

General DCRP requirements

Qualifying Permit

Footings and foundations;
issued March 31, 2026 to
March 30, 2029



Above-Grade Permit

Issued within 24
months of the
qualifying permit



Occupancy

Authorized within 30
months of the
qualifying permit



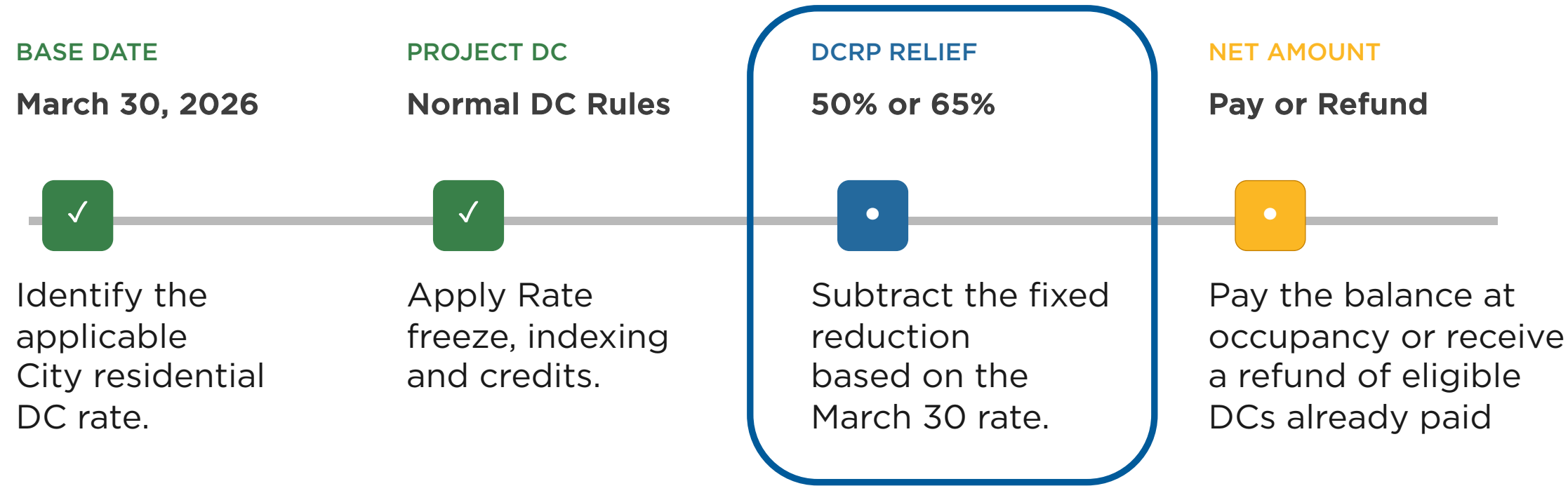
Extensions

Discretionary approval up
to additional 6 to 12
months

The permit must not be revoked. A condo apartment not registered as a condominium at occupancy receives 50%. PBR projects must also meet the PBR building form, rental tenure, allocation and agreement requirements.

HOW THE CITY DETERMINES THE REDUCTION

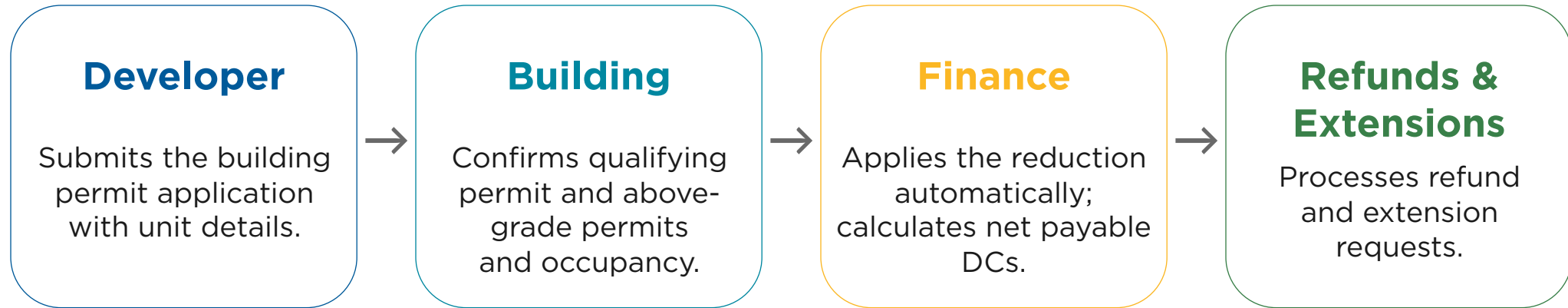
The reduction is anchored to the City residential DC rates in effect on March 30, 2026.



Regular rates may be indexed, the net charge may not equal exactly 50% or 35% of the rate in effect when payment is due.

APPLICATION AND PROGRAM ADMINISTRATION

General stream: no separate application. The reduction is applied automatically to eligible building permit applications. PBR requires a separate application and agreement.



Information applicants should have ready:



CITY DEVELOPMENT CHARGES REDUCTIONS BY STREAM

The general DCRP uses the March 30, 2026 City residential DC rates. PBR relief depends on unit mix and project characteristics.

GENERAL DCRP	REDUCTION	PBR STREAM	REDUCTION / REQUIREMENT
Single / semi-detached	50% \$34,710.04	One-bedroom unit	50%
Row / townhouse	50% \$27,382.09	One-bedroom plus den / two-bedroom	75%
Large apartment	50% \$19,630.13	Three-bedroom unit	100%
Small apartment	50% \$12,080.37	Qualifying mixed-use project	Up to 100% for eligible units
Large condo apartment, 5+ storeys	65% \$25,519.16	Rental tenure	Minimum 25 years from occupancy
Small condo apartment, 5+ storeys	65% \$15,704.47	Building form	Apartment, 5+ storeys, 4+ units
Relief basis	March 30, 2026 City rate	City agreement & S.118 restrictive covenants	Registered on title
Other City reductions	Greater benefit; no cumulative stacking	Program allocation	Subject to available approved units

* Must be registered as a condominium at occupancy to receive 65%; otherwise 50% applies.
66% unit-mix rule (PBR): if 66% or more of the dwelling units qualify for the same incentive (75%; 100% three-bedroom; or 100% mixed-use), the remaining eligible units receive that same reduction or any higher reduction they qualify for, whichever is greater.

NEXT STEPS AND DISCUSSION

The City will publish the final FAQ and welcomes BILD's input on recurring development scenarios.

1

Submit Complete Applications

The reduction is applied automatically. Include unit type, size and tenure details in the building permit application.

2

Plan Permit Timing

Obtain the above-grade permit within 24 months of the qualifying footings and foundations permit.

3

Track the Occupancy Deadline

Occupancy within 30 months; request any extension a before the deadline. Condos must be registered at occupancy for 65%.

4

Review City Guidance

Final FAQs, refund and extension procedures will be published on the City's Financial Incentives webpage at brampton.ca.

Discussion: Which project scenarios or implementation questions should the City address in the final developer FAQ?

THANK YOU!

Contact:

Sadia Fahad, Program Assistant | sadia.fahad@brampton.ca
Amit Gupta, Sr. Manager, Revenue Services | amit.gupta@brampton.ca

