

Development Charge Reduction Program

A. Program Overview

1. What is the Development Charge Reduction Program (DCRP)?

The Development Charge Reduction Program (DCRP) supports housing development by reducing eligible City of Brampton residential development charges.

Through the program, eligible residential development can receive a 50 per cent reduction, increasing to 65 per cent for eligible condominium apartments in buildings of at least five storeys.

The program is part of a federal-provincial infrastructure funding initiative that supports municipalities in reducing residential development charges while continuing to invest in housing-enabling infrastructure.

2. What has the City of Brampton approved?

On August 31, 2026, City Council enacted amendments to the City's 2024 Development Charge By-laws that provide:

- a 50 per cent reduction for eligible residential dwelling units;
- a 65 per cent reduction for eligible condominium apartment units in buildings of at least five storeys;
- an extension of the City's Purpose-Built Rental (PBR) Development Charge Incentive Program to March 30, 2029; and
- a program period from March 31, 2026, to March 30, 2029.

3. Is the program in effect now? Is it conditional on the City's agreement with the Province or on the receipt of provincial or federal funding?

Yes, the program is in effect. City Council enacted the by-law amendments on August 31, 2026. The amendments apply retroactively from March 31, 2026, and expire on March 30, 2029.

The enacted by-law amendments do not make the reduction conditional on the City's receiving provincial or federal funding. An eligible development receives the reduction in accordance with the by-law.

4. Does the program reduce all development charges collected for a project?

No. Brampton's program reduces only the City of Brampton portion of eligible residential development charges. It does not, by itself, reduce or waive:

- Region of Peel development charges;
- education development charges;
- GO Transit development charges, if applicable;
- community benefits charges, parkland dedication or cash-in-lieu;
- planning, building permit or other municipal fees; or
- development charges attributable to non-residential floor area.

5. Is this grant paid directly to developers?

No. The benefit is delivered through a reduction of eligible City residential development charges. The federal and provincial governments fund approved municipal infrastructure projects; they do not issue a DCRP grant directly to a builder through the City's program.

B. Eligibility and Amount of Relief**6. Which residential developments are eligible?**

The City by-law applies city-wide to all eligible residential development types, provided the development meets the program requirements. The qualifying building permit must allow footings and foundations, be issued after March 30, 2026, and no later than March 30, 2029, and must not be revoked.

7. Which housing types receive the 50 per cent reduction?

All otherwise eligible residential dwelling types receive the 50 per cent reduction, including single and semi-detached dwellings, row or townhouse units, and large and small apartment units that do not qualify for the enhanced 65 per cent condominium reduction. This includes condominium apartment units in buildings of fewer than five storeys, and condominium apartment units in buildings of at least five storeys that are not registered as a condominium at occupancy.

8. Which units receive the enhanced 65 per cent reduction?

Large and small condominium apartment units in a building of at least five storeys receive 65 per cent reductions. The enhanced rate is based on the building and tenure criteria, not merely on an applicant's future intention to register a condominium. To receive the 65 per cent reduction, the condominium must be registered at the time of occupancy.

9. Does the DCRP apply to non-residential development or the non-residential portion of a mixed-use building?

No. The DCRP reduction applies to eligible residential dwelling units only. Any non-residential component remains subject to the applicable City DC by-laws, exemptions and other incentive programs. Residential units in a mixed-use project may qualify if they meet the residential program criteria.

10. Are statutory discounts, exemptions or other City DC reductions added on top of the DCRP reduction?

No automatic addition should be assumed. The amended by-law states that the DCRP reduction is inclusive of reductions available under the Development Charges Act and the City's DC by-laws. An eligible unit receives the greater of the DCRP reduction and any other applicable reduction, not both added together, unless a separate City program expressly provides otherwise.

11. How does the DCRP interact with Brampton's Purpose-Built Rental (PBR) Incentive Program?

Eligible purpose-built rental projects continue to be assessed under the City's separate PBR program. Where the PBR reduction is greater than the general DCRP reduction, the eligible unit receives the greater PBR benefit. The reductions are not cumulative. The August 31, 2026 amendments extend the PBR permit window to March 30, 2029, while retaining its separate eligibility, application, agreement, occupancy and 25-year rental-tenure requirements.

- PBR reductions range from 50 per cent to 100 per cent, depending on unit mix and project characteristics.
- A PBR applicant must follow the PBR application process and enter into the required agreement registered on title.
- Applicants should not assume that DCRP eligibility alone secures PBR allocation or approval.

C. Rates, Calculation and Payment

12. What is the base used to calculate the DCRP reduction?

The reduction is measured against the City residential DC rate in effect on March 30, 2026. The by-law describes the relief as 50 per cent or 65 per cent of that March 30, 2026 rate. The development charge reduction is applied after the applicable development charge has been determined in accordance with the Development Charges Act and the City's by-laws, including applicable timing, rate-freeze, indexing, credit and instalment rules.

March 30, 2026 City rates and illustrative program relief

Dwelling type	March 30, 2026 City rate	DCRP reduction	Illustrative balance at baseline
Single / semi-detached	\$69,420.07	50% / \$34,710.04	\$34,710.03
Row / townhouse	\$54,764.17	50% / \$27,382.09	\$27,382.08
Large apartment (>750 sq. ft.)	\$39,260.25	50% / \$19,630.13	\$19,630.12
Small apartment (≤750 sq. ft.)	\$24,160.73	50% / \$12,080.37	\$12,080.36
Large condo apartment, five+ storeys	\$39,260.25	65% / \$25,519.16	\$13,741.09
Small condo apartment, five+ storeys	\$24,160.73	65% / \$15,704.47	\$8,456.26

Illustration only. The final amount payable must be calculated by the City for the specific permit and may differ because of indexing, statutory rate freezes, credits, instalments, exemptions or other applicable rules.

13. Is the applicable DCRP rate determined at building permit issuance or at occupancy?

Neither. The DCRP reduction is a fixed dollar amount equal to 50 per cent or 65 per cent of the City residential DC rate in effect on March 30, 2026. It does not change with the date of building permit issuance or occupancy. The continued eligibility of the project is confirmed at occupancy, and the development must be authorized for occupancy within the deadline set out in the program.

14. Will City DC rates continue to be indexed during the three-year program?

The City's regular DC rates remain subject to the City's by-laws and applicable indexing. The DCRP reduction remains a fixed dollar amount equal to 50 per cent or 65 per cent of the City residential DC rate in effect on March 30, 2026. Developments that are not receiving the DCRP reduction are subject to the normal rules of the Development Charges Act and the City's DC by-laws, including annual indexing of City DC rates. This includes residential development whose qualifying permit was issued on or before March 30, 2026.

15. What DC rate applies to units receiving the Purpose-Built Rental (PBR) reduction?

Units receiving the PBR reduction receive the City residential DC rate frozen at the rate in effect on March 30, 2026. Annual indexing does not apply to these units. The PBR reduction is applied to that frozen rate.

16. Is interest charged on development charges that are payable at occupancy?

No. Interest is not charged on City development charges deferred to occupancy. For development receiving the DCRP reduction, the net amount payable is less than the section 26.2 (Bill 108) frozen-rate amount plus interest, so the frozen rate and its interest charge do not apply. Applicants should confirm the amount payable with the City.

D. Timing, Permits and Occupancy**17. What permit date determines eligibility?**

The key permit is the building permit that allows footings and foundations. It must be issued during the DCRP window – after March 30, 2026 and no later than March 30, 2029. A planning approval, site plan approval, demolition permit, shoring permit or permit application by itself does not satisfy this requirement.

For high-rise buildings, this is typically a separate footings-and-foundations permit, issued before the above-grade permit. For low-rise buildings, such as single, semi-detached and townhouse dwellings, a separate footings-and-foundations permit is typically not issued. The qualifying permit is the first building permit, which authorizes the footings and foundations together with the rest of the building.

18. Does retroactive eligibility depend on the building permit date or the occupancy date?

Eligibility depends on the issuance date of the qualifying permit, which is the first building permit that authorizes footings and foundations (see Question 17). For high-rise buildings, this is typically a separate footings-and-foundations permit. For low-rise buildings, it is typically the first building permit. A development is eligible only if its qualifying permit was issued on or after March 31, 2026 and no later than March 30, 2029. A development whose qualifying permit was issued on or before March 30, 2026 is not eligible, even if occupancy occurs after March 31, 2026.

Occupancy is a separate condition. The development must be authorized for occupancy within 30 months of the issuance of the qualifying permit, subject to any approved extension (see Questions 20 and 22). For phased development, eligibility and the occupancy deadline are assessed separately for each phase (see Question 19).

19. What is the last date to obtain a qualifying building permit?

Based on the enacted wording, the qualifying permit must be issued no later than March 30, 2029. Applicants should plan well in advance; submitting an application by that date is not the same as having the permit issued.

20. How are phased or partial building permits treated?

Eligibility is determined separately for each phase. The qualifying permit for a phase is the first building permit that authorizes footings and foundations for that phase. The 30-month occupancy deadline, and for high-rise buildings the 24-month above-grade permit deadline, runs from the issuance date of that phase's qualifying permit.

For low-rise development, where building permits are issued by dwelling, each first building permit is the qualifying permit for the dwelling units it covers.

Applicants should identify all phases, buildings and associated dwelling units in their submission and obtain written confirmation from the City on how the eligibility date and occupancy deadline will apply to each phase.

21. What is the occupancy deadline?

The development must be authorized for occupancy within 30 months of the qualifying building permit's issuance. The City report describes the requirement as achieving occupancy within that period. Applicants should schedule construction, inspections and occupancy submissions on that basis and should not assume that purchaser closing delays extend the deadline. Extensions in limited circumstances may be available, subject to City approval and compliance with the applicable conditions and requirements. See Questions 22 and 23 for additional information.

22. Is partial occupancy enough to satisfy the requirement?

The enacted definition refers to a development being "authorized for occupancy," while the staff report also uses "achieve occupancy." Applicants should obtain written confirmation for multi-building or phased projects. Until the City publishes a more detailed interpretation, proponents should plan to obtain complete occupancy authorization for all eligible units within the applicable deadline.

23. Can the 30-month occupancy deadline be extended?

Yes, but an extension is discretionary – not automatic. The Commissioner of Planning, Building and Growth Management, in consultation with the Chief Administrative Officer, may extend the deadline:

- to a maximum of 36 months for eligible developments; and
- by up to a further six months (maximum 42 months) for an eligible development, depending on construction progress reports, project scale and timelines,

consistency with the Transfer Payment Agreement and provided the permit has not been revoked.

24. When and how should an extension be requested?

An applicant should submit a written request before the existing occupancy deadline, allowing at least four weeks for review. The request should explain the cause of delay, demonstrate ongoing construction progress, provide an updated critical-path schedule and occupancy forecast, and include supporting inspection and project records.

- Current construction schedule and percentage complete;
- dates and results of recent City inspections;
- reasons for delay and why they were beyond or reasonably managed by the applicant;
- mitigation and recovery plan;
- requested revised occupancy date; and
- status of the building permit and any outstanding approvals.

25. What happens if the occupancy deadline is missed or the permit is revoked?

The development may lose eligibility for the DCRP reduction. The City will advise the applicant of any resulting amount payable, interest and collection process in accordance with the by-law, applicable agreement and law. A developer should not rely on an extension until written approval is issued.

E. Application, Confirmation And Refunds**26. Is a separate developer application required?**

No. The general DCRP stream has no separate application. The City applies the reduction automatically when it calculates the development charge for an eligible residential building permit, using information collected through the standard building permit process.

A written request is required, both to update an unpaid DC invoice and to receive a refund of DCs already paid. Please note that the PBR stream requires a separate application and agreement.

27. Is a separate agreement with the City required?

No separate agreement is required for the general DCRP stream. The reduction is applied through the building permit process.

An agreement is required for the PBR stream. PBR applicants must enter into an agreement with the City securing the 25-year rental tenure commitment, and the agreement and section 118 restrictive covenants must be registered on title.

28. Are projects with permits issued before the by-law amendment eligible for a refund?

Yes. The by-law is retroactive to March 31, 2026. City residential DCs paid before enactment for a qualifying development are to be refunded to the extent of the applicable reduction. Eligibility is not automatic merely because payment occurred in the period; the project must meet all program conditions, including the qualifying permit and occupancy requirements.

29. How will a refund be requested and paid?

For an eligible development, the City adjusts the DC invoice to reflect the DCRP reduction, and the net City DCs are payable at occupancy. As of the date of this FAQ, City records indicate that no eligible development has obtained a qualifying permit, achieved occupancy and paid City DCs.

For the retroactive application, a written request is required, both to update an unpaid DC invoice and to receive a refund of DCs already paid. The applicant must email the request to Admin.Development@brampton.ca and provide the building permit number, proof of City DC payment (where DCs have been paid), evidence of eligibility, and payee details. The City will issue an updated invoice or refund the DCs after verification.

30. Will a refund or DC reduction remain conditional on meeting the future occupancy requirement?

Yes. Authorization for occupancy within the deadline is a condition of eligibility. Because City DCs are payable at occupancy, this condition is normally confirmed when the DCs are paid. Where a refund is issued before occupancy, it remains conditional until occupancy is authorized within the deadline.

31. Who should developers contact?

Contact the City as follows, and include the building permit and development application file numbers in every inquiry:

- Financial inquiries about your project, including DC invoices, payments and refund requests, and inquiries about development charge rates: e-mail Admin.Development@brampton.ca.
- DCRP program inquiries: e-mail Sadia Fahad, Program Assistant (sadia.fahad@brampton.ca), Abhijeet Singh, Manager, Capital and Development Finance (abhijeet.singh@brampton.ca) and Amit Gupta, Sr. Manager, Revenue Services (amit.gupta@brampton.ca).