

BUILDER BULLETIN #2019-02

(January 22, 2019)

IMPORTANT NOTICE TO BUILDERS

Builders are reminded of the fee adjustment effective February 1, 2019. Please refer to Schedule A2 of the Building By-law 387-2006, as amended, on the Building Division website for clarification.

<https://www.brampton.ca/EN/City-Hall/Bylaws/All%20Bylaws/Building%20By-law.pdf>

Here are some highlights to the By-law as amended by 217-2018 regarding the fees for applications related to certified models and custom homes, as well as, important definitions for your use:

Definitions:

- “**base model**” means plans for the basic design of a detached, semidetached, townhouse, row-house, duplex or live/work residential building that includes one elevation and no optional features and floor layouts or other variations; (By-law 217-2018)
- “**certified model**” means plans for a detached, semi-detached, townhouse, row-house, duplex or live/work residential building that will be repeated in a subdivision and includes the base model and all optional features and floor layouts; (By-laws 199-2011, 217-2018)
- “**optional features**” means variations to the basic design of the base model to include other elevations, alternate floor layouts, upgrades and additional design elements in accordance with Schedules “A1” and “A2” of this by-law; (By-law 217-2018)
- “**owner**” means the registered owner of the land and includes a lessee, and mortgagee in possession, as defined in the Building Code; (By-law 217-2018)

Fees:

As noted above, the application fees for certified models and custom homes will be subject to change as of February 1, 2019. Here is a quick synopsis for your use:

- Custom Homes: \$15.00/m² (min \$1689.45)
- Certified Models: \$11.00/m² (base model with one elevation)
- Repeats: \$11.83/m² (min \$1689.45, sited from a certified model)
- Options: \$100/option. It is important to note that this additional charge relates to options that will require a separate Building and HVAC review. For example, additional elevations and alternate floor layouts. Please refer to the Group "C" Residential section of the 2019 Fee Schedule for a complete list and clarification.

Sample Fee Calculation for New Certified Models:

Scenario:

- 300m² detached dwelling with 3 elevations, 2 alternate floor layouts, below grade entrance and basement finish

Fees:

- Base Model: \$11.00/m² x 300m² = \$3300.00
- Options: \$100 x 2 additional elevations = \$200
- Options: \$100 x 2 alternate floor layouts = \$200
- Options: \$100 for basement finish = \$100
- Options: \$100 for below grade entrance = \$100

Total Fee: \$3900.00 due at time of application

Sample Fee Calculation for Repeats from Certified Models:

Scenario:

- 300m² detached dwelling with alternate floor layout, below grade entrance and basement finish

Fees:

- \$11.83/m² x 300m² = \$3549.00 (\$1500 deposit due at time of application and balance to be invoiced prior to issuance)