

Building and Structure Inventory Data

Table 1.0 Unsafe Building Statistics

TOTAL	1783	NEW	0	0%	423	24%	NEW	0	0%
		INVESTIGATION	9	1%			ORDER	10	2%
		CLOSED	1765	99%			INTENT	1	0%
							CLOSED	410	97%
							COURT	0	0%

Summary:

- 1) For the 6-year period (2018 – 2024) Building Division received 1783 Complaints of UNSAFE Building conditions these include the following type, Building collapse, structural deficiencies, loose exterior metal flashing, sewer back up, missing guards.
- 2) Of these 1783 Complaints 423 resulted in an Order to Comply being issued.
- 3) 97% (404) have been closed for compliance, with 2% (10) files still active and being actioned and 1 file being sent to Legal for potential charges before the Court.

Table 2.0 Non-Unsafe Building Statistics

Non-Unsafe Building Enforcement Statistics - 2018-2024														
	Complaints (ARBs)				Order Issued (ENs)					Legal Action - Charges Filed (LAs)				
	# of ARBs	Folder Status	AMOUNT	% of Total ARB's	# of ENs	% of ARBs	Status	AMOUNT	% of Total EN's	# of LAs	% of ENs	Status	AMOUNT	% of Total LA's
TOTAL	10608	NEW	104	1%	5984	56%	NEW	45	1%	895	15%	GUILTY	270	30%
		INVESTIGATION	652	6%			ORDER	774	13%			WITHDRAWN	7	1%
		CLOSED	9782	92%			INTENT	230	4%			PRE COURT	9	1%
							CLOSED	4679	78%			COURT	200	22%
							COURT	252	4%			CLOSED	409	46%

Legend:

ARB = Action Request Building / Complaints Received

EN = Enforcement File / Order Issued

LA = Legal File – Non-compliance with Order to Comply sent to legal for Part 3 Charge or a Part 1 Offence Notice (Ticket)

Summary:

- 1) For the 6-year period (2018 – 2024) Building Division received 10,608 Complaints of Non-Unsafe conditions these include the following types, Construction No Permit, Trade License, Fortification, or proactive Not Built to Approved Plans.
- 2) Of these 10,608 complaints, 5,984 resulted in an Order to Comply being issued.
- 3) Building Division then sent 895 files to Prosecution for Charges for non-compliance and have received Guilty verdicts in approximately 70-75% of these files, with 30% (270) still having outstanding fines, and 22% being within the court system awaiting trial or early resolution.

Table 3.0 Property Standards Complaints

Year	Number of Property Standards Complaints	Number of Property Standards Orders Issued	Court Charges for Property Standards Offences	Property Standards Order Appeals
2018	2276	404	2	6
2019	7907	410	0	1
2020	4013	248	0	0
2021	2528	357	0	3
2022	2452	620	0	4
2023	4151	681	0	18
2024	1058	137	0	17

Summary:

- 1) For the 6-year period (2018-2024) Licensing and By-law Services Division received 24,385 Property Standards Complaints.
- 2) Of these 24,385 complaints, 2,857 resulted in an Order to Comply being issued.
- 3) Licensing and By-law Services is actively investigating 414 Property Standards complaints, with 36 Orders to Comply issued and 9 Property Standards Orders currently under appeal.

Table 4.0 Registered Vacant Buildings

Year	Number of Registered Vacant Buildings
2018	235
2019	208
2020	200
2021	164
2022	158
2023	193
2024	151

Table 5.0 Vacant Building Fines

Administrative Penalty Notices Issued under Vacant Building By-law No. 17-127 “fail to register a vacant building”													
	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	5										3	2	0
2019	228	25	17	21	21	12	23	24	7	25	35	6	12
2020	132	28	11	7	0	19	5	5	21	15	3	13	5
2021	121	6	12	5	8	21	10	14	16	2	12	13	2
2022	263	9	10	5	21	46	42	8	11	37	47	22	5
2023	242	32	20	18	12	20	25	15	15	24	31	9	21
2024	691	26	22	35	67	40	43	78	59	71	114	77	59

Summary:

- 1) Currently, there are a total of 273 vacant buildings in the City of Hamilton. Of those 273 vacant buildings, 151 are registered and 122 are unregistered.
- 2) In 2024, 7 vacant buildings were sent to the Building Division to investigate possible unsafe conditions.
- 3) Approximately 1,283 inspections were conducted by two officers at vacant buildings across the City of Hamilton in 2024.