



CITY OF HAMILTON
Development Charges (DC) Information – Pamphlet
Summary of By-laws 24-072, as amended

**Rates Effective
June 1, 2026 through May 31, 2027**

Please ensure the effective date of this pamphlet corresponds with your needs.

The information contained within is intended only as a guide. Interested parties should review the approved DC By-laws and DC Act.

Purpose of DCs:

The purpose of DCs is to recover the growth-related costs associated with the capital infrastructure needed to service new development and redevelopment within the municipality.

By-Law for the City of Hamilton:

By-law No. 24-072 (as amended) – City DCs

City DC rates shall be indexed on June 1 (each year by the percentage change recorded in the average annual Non-Residential Construction Price Index for Toronto produced by Statistics Canada. Table: 18-10-0289-02 (formerly 18-10-0276-02). Education DCs, controlled and set by the respective education boards, are indexed on July 1 each year.

Payment of DCs:

DCs are payable at the time of building permit issuance and are collected by the City of Hamilton Building Department. Pursuant to legislative changes which came into effect as of January 1, 2020, DCs for the following types of developments are eligible to be paid in instalments:

- Rental Housing (6 annual instalments commencing at occupancy)
- Institutional (6 annual instalments commencing at occupancy). This category includes long-term care homes; retirement homes; universities and colleges; memorial homes, clubhouses, or athletic grounds of the Royal Canadian Legion; and hospices.

The City also offers deferrals for developments in the ERASE Redevelopment Grant Program (ERG), non-residential and apartment developments, subject to availability. Please connect with staff for further details (contact information below).

DC Rate Lock-In:

As per Section 26.2 of the DC Act, the DC rate charged to a development will be based on the application date of a Site Plan Application or a Site-specific Zoning Amendment, if such application is applicable, and only where such application is applied for on or after January 1, 2020 and the related building permit is issued within two years/18 months of the approval of the related application. Interest charges will apply. Please connect with staff for further details.

Demolition Credits:

A credit is allowed for demolitions for a period of 5 years from the date of issuance of the demolition permit. The dollar value of the credit is based on the rate in effect at the time of redevelopment and on the exemption status of the demolished/redeveloped building at the time of redevelopment (i.e., no credit if the demolished building is exempt under the current By-Law). Note that the credit for both residential and non-residential demolitions expire 5 years from the date of demolition permit issuance for both HWDSB (Public) and HWCDSB (Catholic) Education DCs.

Transition Policy:

Normally, the DC rate payable is the rate in effect on the day that the building permit is issued. However, where the DC Rate lock-in per Section 26.2 of the DC Act does not apply, the City's policy is that the DC rate payable is the rate in effect on the date that a complete building permit application is received and accepted by the City's Chief Building Officer, provided that the building permit is issued within 6 months of the first rate increase following application. If the building permit is revoked on or after the date of the rate increase, the rates in effect on the date of permit issuance will be payable. Please note: This is not applicable to Education DCs or in cases where the DC Rate Lock-in is applicable.

Credits and Exemptions:

Refer to attached pages for rate highlights as well as exemption and credit policies.

Treasurer's Statement:

The City Treasurer prepares an annual statement regarding the use of DC funds and sets out the balance in each of the DC reserves.

Copies of By-laws and Treasurer's Statement:

Copies of the DC By-laws as well as the Treasurer's statement are available from the Clerk's office on the 1st Floor of City Hall, 71 Main St. W., Hamilton, Ontario L8P 5Y4 and on the City's [website](#).

For further information regarding DCs, contact:

Finance at DCRequest@hamilton.ca (ext. 4400) or Building at 905-546-2720

Please check with City Staff at ParklandRequest@hamilton.ca regarding Parkland Dedication fees which may apply and are separate and distinct from Municipal DCs.

DC Policies approved by City of Hamilton Council do not impact Education DCs which are controlled and set by the HWCDSB and HWDSB.

SERVICE COMPONENT BREAKDOWN EFFECTIVE June 1, 2026 – May 31, 2027

Service	RESIDENTIAL (\$)					NON-RESIDENTIAL (\$) (note a)	
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Dwellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)	(per sq. m.)
Municipal Wide "Soft" Services:							
Parks and Recreation	12,979	9,688	7,957	4,931	4,041	1.11	11.98
Library Services	2,418	1,804	1,482	919	753	0.21	2.24
Long Term Care	271	202	166	103	84	0.04	0.45
Public Health	49	36	30	19	16	0.01	0.11
Provincial Offences Act	60	46	37	24	19	0.03	0.33
Total Municipal Wide "Soft" Services	15,778	11,776	9,673	5,996	4,913	1.40	15.11
Municipal Wide "Hard" Services:							
Services Related to a Highway	21,236	15,850	13,020	8,066	6,611	15.62	168.14
Services Related to a Highway - Studies	103	77	62	40	31	0.06	0.68
Public Works	1,566	1,168	959	595	488	0.95	10.19
Police Services	1,194	892	731	454	371	0.72	7.73
Fire Protection Services	1,350	1,008	828	513	420	0.81	8.74
Ambulance Services	382	285	233	145	119	0.06	0.68
Transit Services	1,878	1,402	1,152	713	584	1.12	12.10
Waste Diversion	407	303	249	154	127	0.03	0.33
Growth Studies	522	389	319	199	162	0.31	3.36
Total Municipal Wide "Hard" Services	28,637	21,373	17,553	10,878	8,914	19.68	211.95
Total Municipal Wide - "Soft" and "Hard" Services	44,415	33,149	27,226	16,874	13,827	21.08	227.06
Wastewater and Water Services (note b)							
Wastewater Facilities	8,357	6,238	5,124	3,174	2,602	5.31	57.20
Wastewater Linear Services	12,469	9,307	7,644	4,737	3,882	7.92	85.30
Water Services	8,042	6,003	4,931	3,054	2,504	5.12	55.08
Water and Wastewater Studies	638	474	390	241	199	0.42	4.48
Stormwater Services - Combined Sewer System							
Stormwater Drainage and Control Services (note c)	11,206	8,364	6,870	4,257	3,488	-	-
Stormwater Studies	4,602	3,435	2,822	1,749	1,434	-	-
Stormwater Services - Separated Sewer System							
Stormwater Drainage and Control Services (note c)	26,676	19,912	16,355	10,133	8,305	5.57	60.00
Stormwater Studies	1,854	1,384	1,137	705	577	1.46	15.67
Total Urban Services - Combined Sewer System							
Urban Area A (note f)	45,314	33,821	27,780	17,213	14,110	18.77	202.06
Total Urban Services - Separated Sewer System							
Urban Area A	58,036	43,318	35,580	22,045	18,070	25.80	277.73
Urban Area B (note f)	36,888	27,534	22,616	14,012	11,485	12.34	132.87
CITY DC TOTAL - COMBINED SEWER SYSTEM							
Urban Area A	89,729	66,970	55,007	34,087	27,936	39.85	429.12
CITY DC TOTAL - SEPARATED SEWER SYSTEM							
Urban Area A	102,451	76,467	62,807	38,919	31,897	46.88	504.79
Urban Area B	81,303	60,683	49,842	30,886	25,312	33.42	359.93
Other Development Charges							
Education - HWDSB (Public - note d): June 1 - June 30, 2025	2,040	2,040	2,040	2,040	2,040	0.70	7.53
Education - HWDSB (Public - note d): July 1, 2025 - May 31, 2026	2,040	2,040	2,040	2,040	2,040	0.80	8.61
Education - HWDCSB (Catholic - note d): June 1 - June 30, 2025	1,539	1,539	1,539	1,539	1,539	0.75	8.07
Education - HWDCSB (Catholic - note d): July 1, 2025 - May 31, 2026	1,539	1,539	1,539	1,539	1,539	0.77	8.29
TOTAL BEFORE SPECIAL AREA CHARGES - COMBINED SEWER SYSTEM							
Urban Area A: June 1 - June 30, 2026	93,308	70,549	58,586	37,666	31,515	41.30	444.72
Urban Area A: July 1, 2026 - May 31, 2027	93,308	70,549	58,586	37,666	31,515	41.42	446.02
TOTAL BEFORE SPECIAL AREA CHARGES - SEPARATED SEWER SYSTEM							
Urban Area A: June 1 - June 30, 2026	106,030	80,046	66,386	42,498	35,476	48.33	520.39
Urban Area A: July 1, 2026 - May 31, 2027	106,030	80,046	66,386	42,498	35,476	48.45	521.69
Urban Area B: June 1 - June 30, 2026	84,882	64,262	53,421	34,465	28,891	34.87	375.53
Urban Area B: July 1, 2026 - May 31, 2027	84,882	64,262	53,421	34,465	28,891	34.99	376.83
Special Area Charges							
Dundas/Waterdown (note e)	1,931	1,441	1,884	734	601	1.07	11.52
GRAND TOTAL AFTER SPECIAL AREA CHARGES - COMBINED SEWER SYSTEM							
Urban Area A: June 1 - June 30, 2026	95,239	71,990	60,470	38,400	32,116	42.37	456.24
Urban Area A: July 1, 2026 - May 31, 2027	95,239	71,990	60,470	38,400	32,116	42.49	457.54
GRAND TOTAL AFTER SPECIAL AREA CHARGES - SEPARATED SEWER SYSTEM							
Urban Area A: June 1 - June 30, 2026	107,961	81,487	68,270	43,232	36,077	49.40	531.91
Urban Area A: July 1, 2026 - May 31, 2027	107,961	81,487	68,270	43,232	36,077	49.52	533.21
Urban Area B: June 1 - June 30, 2026	86,813	65,703	55,305	35,199	29,492	35.94	387.05
Urban Area B: July 1, 2026 - May 31, 2027	86,813	65,703	55,305	35,199	29,492	36.06	388.35

Notes:

<p>a) There are 2 categories of Non-Residential charges – “Industrial” and “Non-Industrial” as defined in the By-laws. See Page 3 for applicable rates.</p> <p>b) Charges applicable to developments outside of the urban area shall be determined with regards to the Urban services required or used.</p> <p>c) Charges related to Stormwater services are differentiated within the geographic location of the development between Combined Sewer System Area and Separated Sewer System Area (identified on Page 6) and shall be determined with regards to the Area-Specific DC calculation for Stormwater services.</p>	<p>d) Education DCs are controlled and set by the respective education boards and collected by the City on their behalf. DC Policies approved by the City of Hamilton do not impact these charges. Full list of exemptions for Education DCs can be found on Page 4.</p> <p>e) Land affected by the Dundas & Waterdown Special Area Charge can be found on Page 9. This charge is not subject to annual indexing.</p> <p>f) New for the 2024 DC By-law: City DCs are differentiated within the geographic location of the development between Urban Area A and Urban Area B (defined in the 2024 DC By-law; Urban Area A identified on Page 10).</p>
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Non-Residential Rates:

Industrial (Excluding Manufacturing)

The City’s per square foot charge for industrial development (excluding manufacturing) has been discounted from the full non-residential rates to reduced industrial rates shown as follows, between June 1, 2026 – May 31, 2027:

(Per Sq. Ft. of GFA)	Reduced Industrial Rate	Full Non-Residential Rate
Combined Sewer System – Urban Area A	\$29.09	\$39.85
Separated Sewer System – Urban Area A	\$34.23	\$46.88
Separated Sewer System – Urban Area B	\$24.40	\$33.42

Manufacturing, Production Studios and Artist Studios

The City’s per square foot charge for development of manufacturing facilities, production studios and artist studios has been discounted from the full non-residential rates to reduced rates shown as follows, between June 1, 2026 – May 31, 2027:

(Per Sq. Ft. of GFA)	Reduced Rate – Manufacturing & Production/Artist Studios	Full Non-Residential Rate
Combined Sewer System – Urban Area A	\$25.13	\$39.85
Separated Sewer System – Urban Area A	\$29.56	\$46.88
Separated Sewer System – Urban Area B	\$21.08	\$33.42

Non-Industrial (Commercial/Institutional)

The rates for new non-industrial developments within a CIPA or BIA and new office development (medical clinic excluded) is phased as follows, between June 1, 2026 – May 31, 2027:

(Per Sq. Ft. of GFA)	1st 5,000 Sq. Ft. (50% of charge in effect)	2nd 5,000 Sq. Ft. (75% of charge in effect)	10,000+ Sq. Ft. (100% of charge in effect)
Combined Sewer System – Urban Area A	\$19.97	\$29.90	\$39.85
Separated Sewer System – Urban Area A	\$23.49	\$35.18	\$46.88
Separated Sewer System – Urban Area B	\$16.76	\$25.08	\$33.42

The rates for all other new non-industrial developments can be found in the rates table on Page 2 under Non-Residential.

The above exemptions / deductions DO NOT apply to Education DCs and Special Area Charges.

Exemptions (City of Hamilton DCs):

Residential:

Exemptions as per the DC Act:

- Non-profit housing development – 100%.
- Rental housing: unit with 3+ bedrooms: 25% reduction; unit with 2 bedrooms: 20% reduction; all other: 15% reduction.
- Exemption for residential units in existing residential buildings – The following are 100% exempt from DCs: (1) enlargement of a dwelling unit; (2) an addition of up to 2 secondary dwelling units (SDUs) to detached, semi-detached, and row dwelling units, where one SDU can be detached; and (3) the greater of 1 unit or 1% of existing units to a rental building.
- Exemption for additional residential units in new residential buildings – The following are 100% exempt from DCs: an addition of up to 2 SDUs to detached, semi-detached, and row dwelling units, where one SDU can be detached.
- Note: See the DC Act for further details. The above list accurate as of the date of publication of the DC pamphlet and subject to change.

Other exemptions as per the City DC By-law:

- Downtown Hamilton CIPA exemption for residential development – 30% exemption of DCs otherwise payable for June 1, 2026 to May 31, 2027. Boundaries of the Downtown Hamilton CIPA are as shown in By-law 21-163. Building height restrictions for the exemption are as shown in Schedule F – Figure 1 of City Zoning By-law 05-200 as it read prior to any amendment thereto.
- Redevelopment of an existing residential development for the purpose of creating residential facilities within the existing building is exempt from 50% of DCs otherwise payable (credit for 100% of previous residential facility use).
- Farm labour residences – 100%.

Non-Residential:

Exemption as per the DC Act:

- Industrial expansion (attached building) – 100% exemption for up to 50% expansion of existing GFA.
- Note: See the DC Act for further details. The above list accurate as of the date of publication of the DC pamphlet and subject to change.

Other exemptions as per the City DC By-law:

- Downtown Hamilton CIPA exemption for non-residential development (excluding Class A Office Developments), industrial development and the non-residential component of mixed-use development – 40% exemption of DCs otherwise payable. Boundaries of the Downtown Hamilton CIPA are as shown in By-law 21-163. Building height restrictions for the exemption are as shown in Schedule F – Figure 1 of City Zoning By-law 05-200 as it read prior to any amendment thereto.
- Downtown Hamilton CIPA exemption for Class A Office Developments (20K+ sq. ft. GFA) – 70% exemption of DCs otherwise payable. Boundaries of the Downtown Hamilton CIPA are as shown in By-law 21-163. Building height restrictions for the exemption are as shown in Schedule F – Figure 1 of City Zoning By-law 05-200 as it read prior to any amendment thereto.
- Reduced rate exemption for manufacturing, production studios and artist studios – 37%. See rates above.
- Reduced rate exemption for industrial development (other than manufacturing) – 27% for June 1, 2026 to May 31, 2027. See rates above.
- Industrial expansion (detached building) – 100% exemption for up to 50% expansion of existing GFA be applied only to industrial businesses with primary economic activity identified as manufacturing.
- Agricultural use/bona fide farming use – 100%. Farm Business Registration Number required, see City DC By-law for further details.
- A temporary building or structure – 100%. See City DC By-law for further details.
- Parking structure (excluding commercial parking) – 100%.
- Place of worship – 100%. Excludes revenue-generating space (must be exempt from property taxes).
- Office expansion (attached or detached; medical clinic excluded) – 100% exemption for the initial 5K sq. ft. of GFA.
- Non-profit child care developments. See City DC By-law for further details.

Both:

Exemption as per the DC Act:

- Public university – 100%.
- Note: See the DC Act for further details. The above list accurate as of the date of publication of the DC pamphlet and subject to change.

Other exemption as per the City DC By-law:

- 20% temporary partial exemption from DCs otherwise payable for permits issued between September 1, 2025 and August 31, 2027
- Heritage buildings – 100% exempt for adaptive reuse within the existing building, excluding sections that are not covered by a Heritage designation.

Please note the majority of these exemptions DO NOT apply to Education DCs.

Please visit [Interactive Mapping | Open Hamilton \(arcgis.com\)](#) and select Commercial District & Corridor CIPAs, BIAs and the Downtown UGC to confirm CIPA and BIA boundaries.

Exemptions (Education DCs: Public & Catholic):

Residential:

- Exemption for residential units in existing residential buildings – The following are 100% exempt from DCs: (1) enlargement of an existing dwelling unit; and (2) creation of 1 or 2 units to an existing single detached dwelling, or 1 unit to any other existing residential building (subject to GFA restrictions).
- Long-term care home, as defined in the *Long-Term Care Homes Act, 2007* – 100%.

- Retirement home, as defined in the *Retirement Homes Act, 2010* – 100%.
- Hospice or other facility that provides palliative care services – 100%.

Non-Residential:

- Public Hospital – Exempt from 100% of DCs if receiving aid under *Public Hospitals Act*.
- Place of Worship, churchyard, cemetery, or burial site – 100% exempted (must be exempt from property taxes).
- Non-residential farm buildings – 100% exempted.
- Enlargement of existing industrial buildings – 100% exemption for up to 50% expansion of existing GFA.
- Metrolinx, or a predecessor or successor corporation identified under the *Metrolinx Act, 2006, C. 16*, excluding retail use development – 100%.
- Private school – 100%.
- Child care centre, as defined in the *Child Care and Early Years Act, 2014* – 100%.
- Memorial home, clubhouse or athletic grounds owned by the Royal Canadian Legion – 100%.
- The owner is a college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002* – 100%.
- The owner is a university that receives regular and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education – 100%.
- The owner is an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017, O. Reg. 371/19, s. 1; O. Reg. 263/22, s. 1* – 100%.
- Lands that are owned by and are used for the purpose of a community college – 100%.

Both:

- Localized Education Development Agreements – 100%.

Complaints Procedure:

A person required to pay a DC, or the person's agent, may complain under Section 20 of the DC Act to the Council of the municipality that:

1. the amount of the DC was incorrectly determined;
2. whether a credit is available to be used against the DC, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or,
3. there was an error in the application of the DC By-law(s).

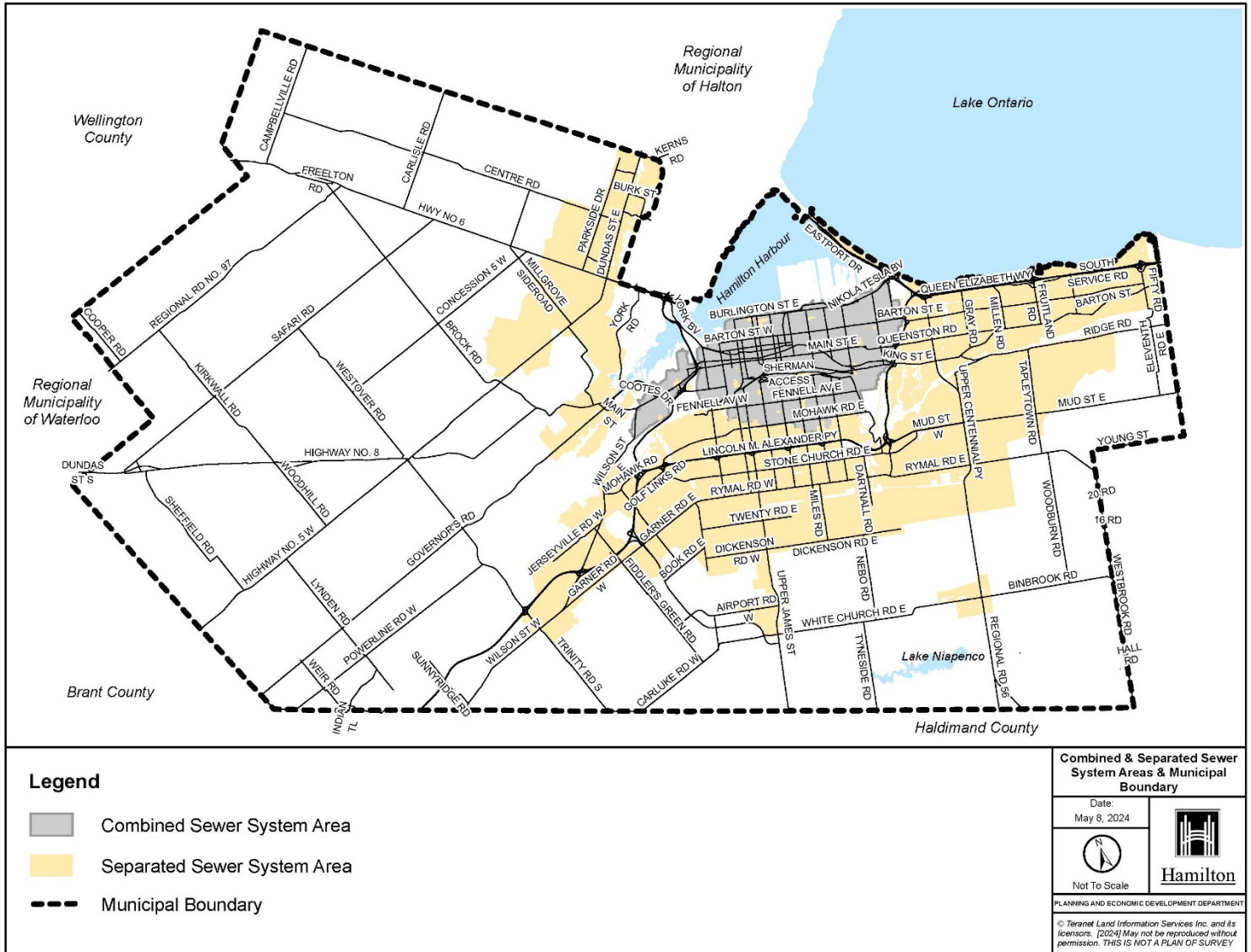
The complaint must be made in writing to the City Clerk with a copy to Corporate Services and must identify that it is a Section 20 complaint and include all information required by the DC Act. The complaint may not be made more than 90 days after the DC, or any part of it, is payable.

Mailing address of the City Clerk's Office to direct a Section 20 complaint to:

City Clerk's Office
1st Floor of City Hall
71 Main Street West
Hamilton, Ontario L8P 5Y4

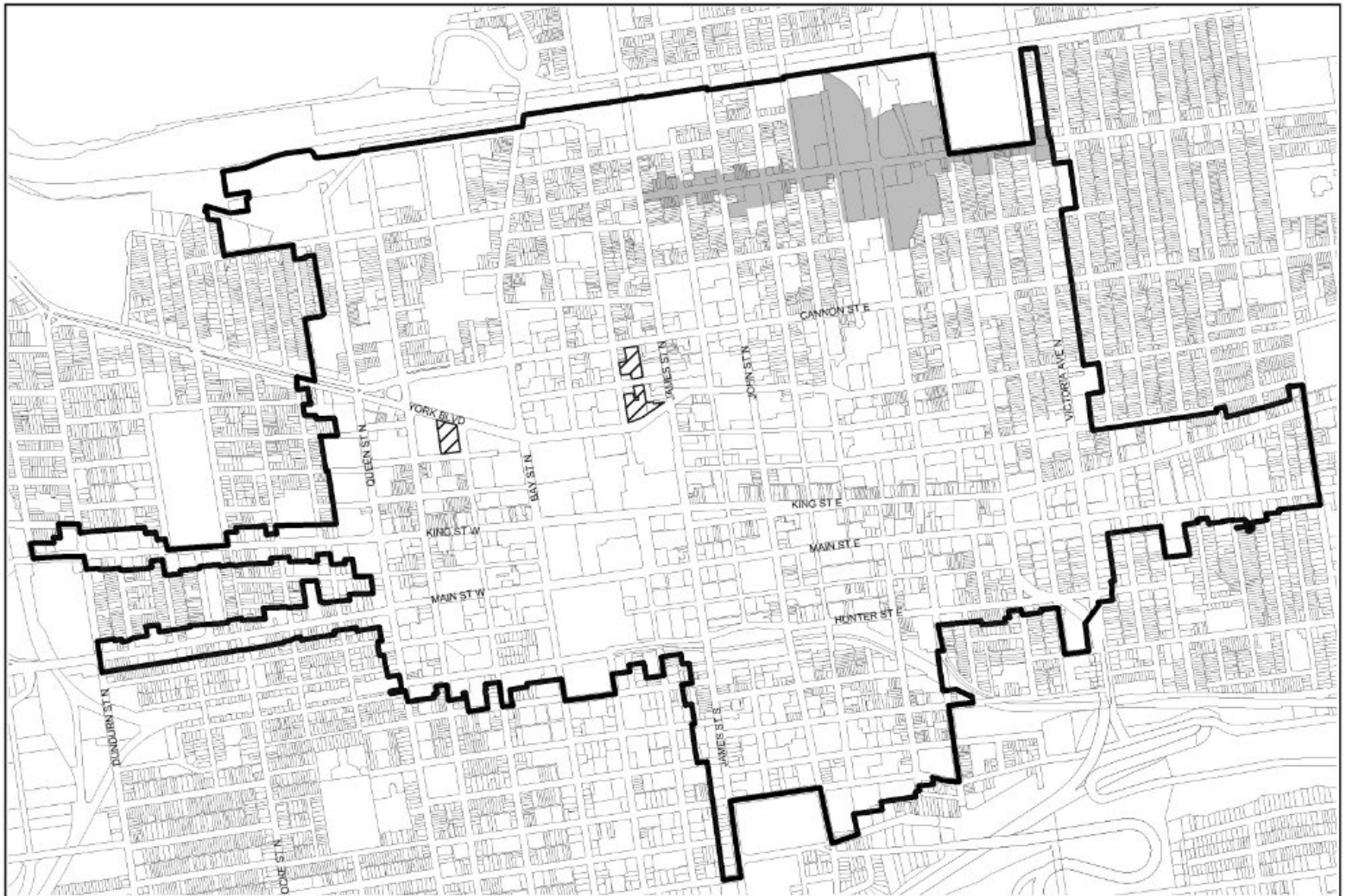
Please note that all documents which form the complaint will become part of the public record.

Combined & Separated Sewer System Areas & Municipal Boundary Map



To request enlarged version of maps, please email DCRequest@hamilton.ca.

Downtown Hamilton CIPA



Schedule "A"
 Map Forming Part of By-Law No. 21- 163

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
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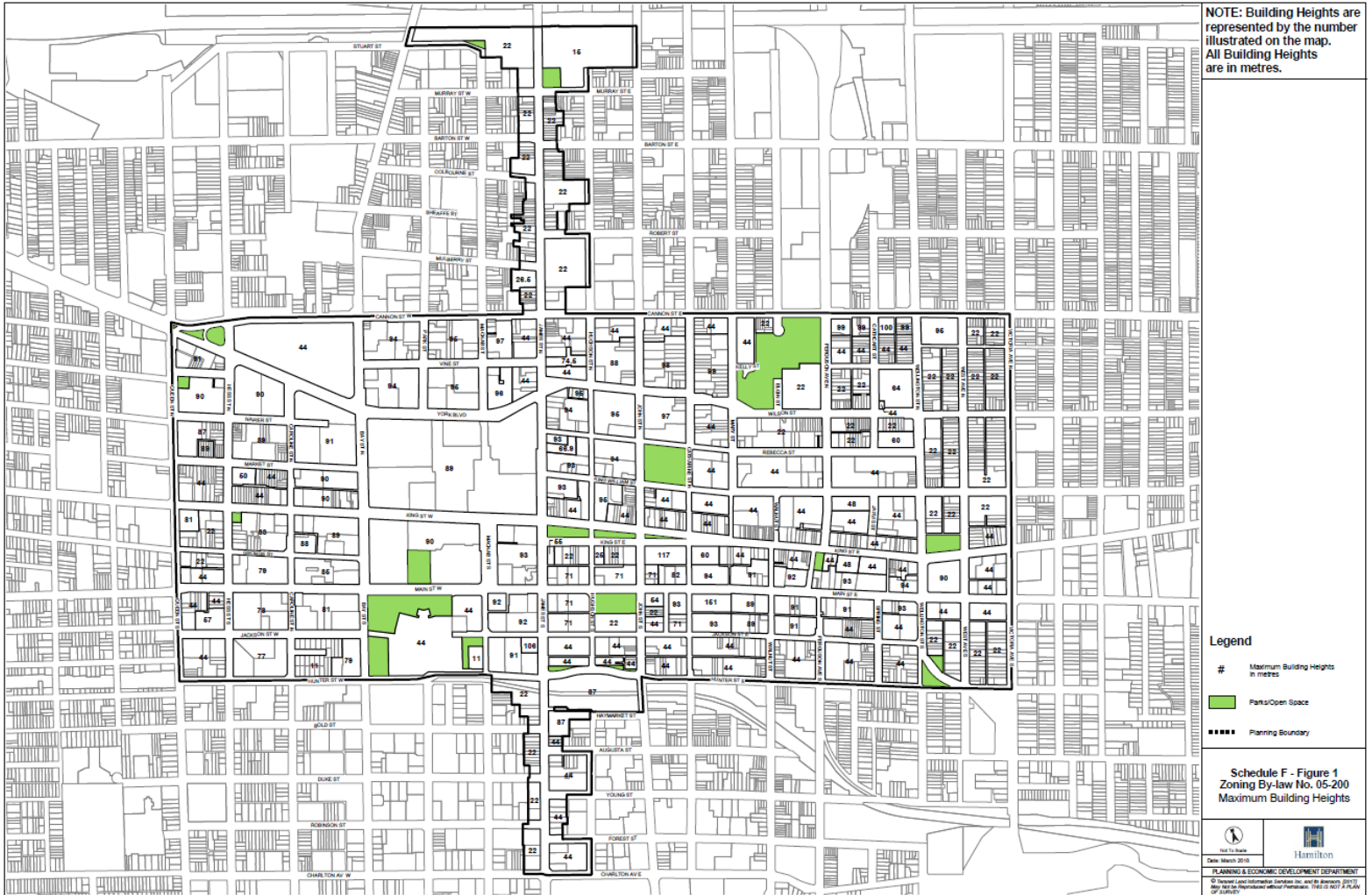
**Revitalizing Hamilton's Commercial Districts
 Community Improvement Project Area Map**

Legend

-  Downtown Hamilton Commercial District Community Improvement Project Area
-  Area also available for the Downtown Entertainment Precinct Advancement Program
-  Area also available for the Campbell/Coworth Commercial Corridor Building Improvement Grant Program

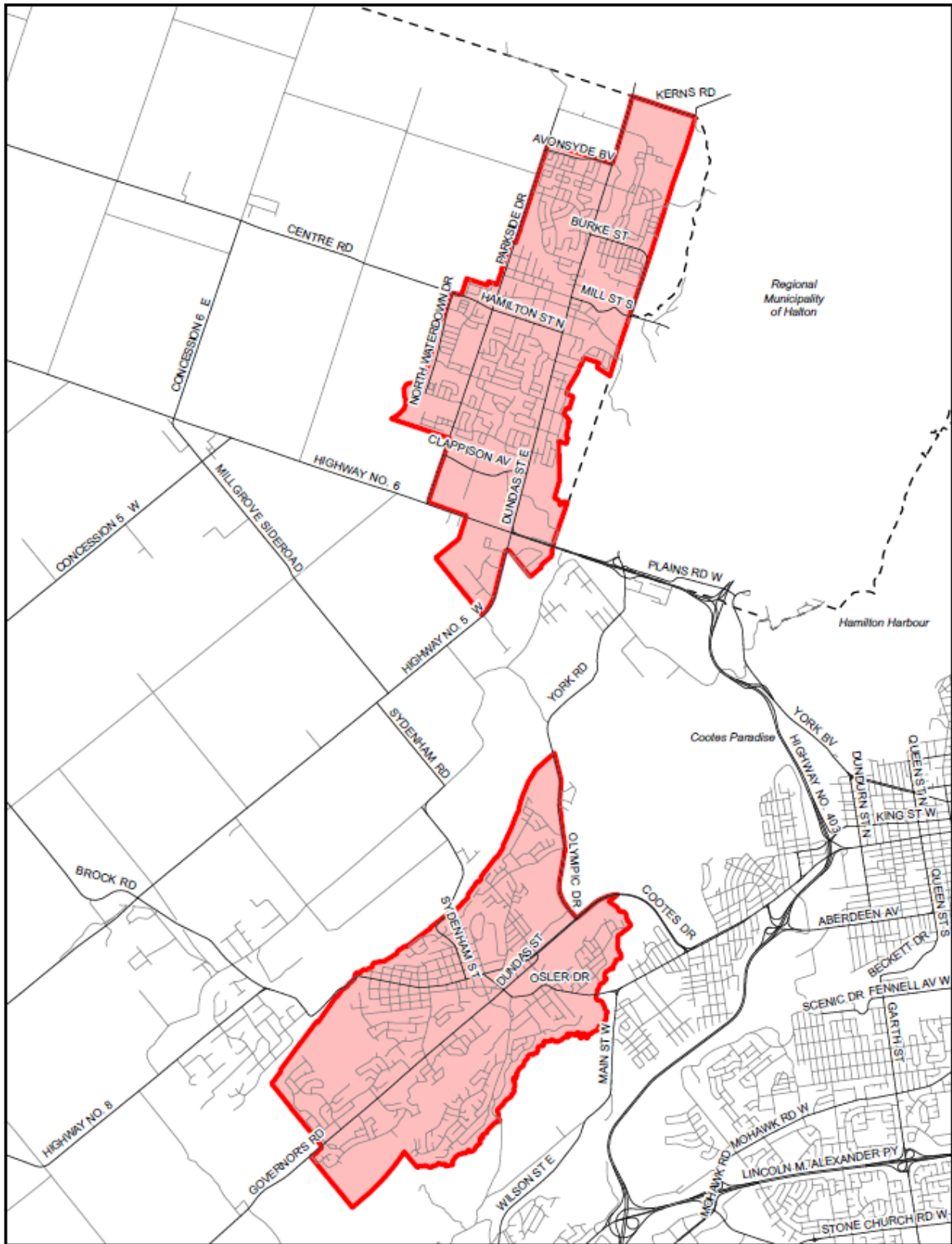


Downtown CIPA Building Height Restrictions



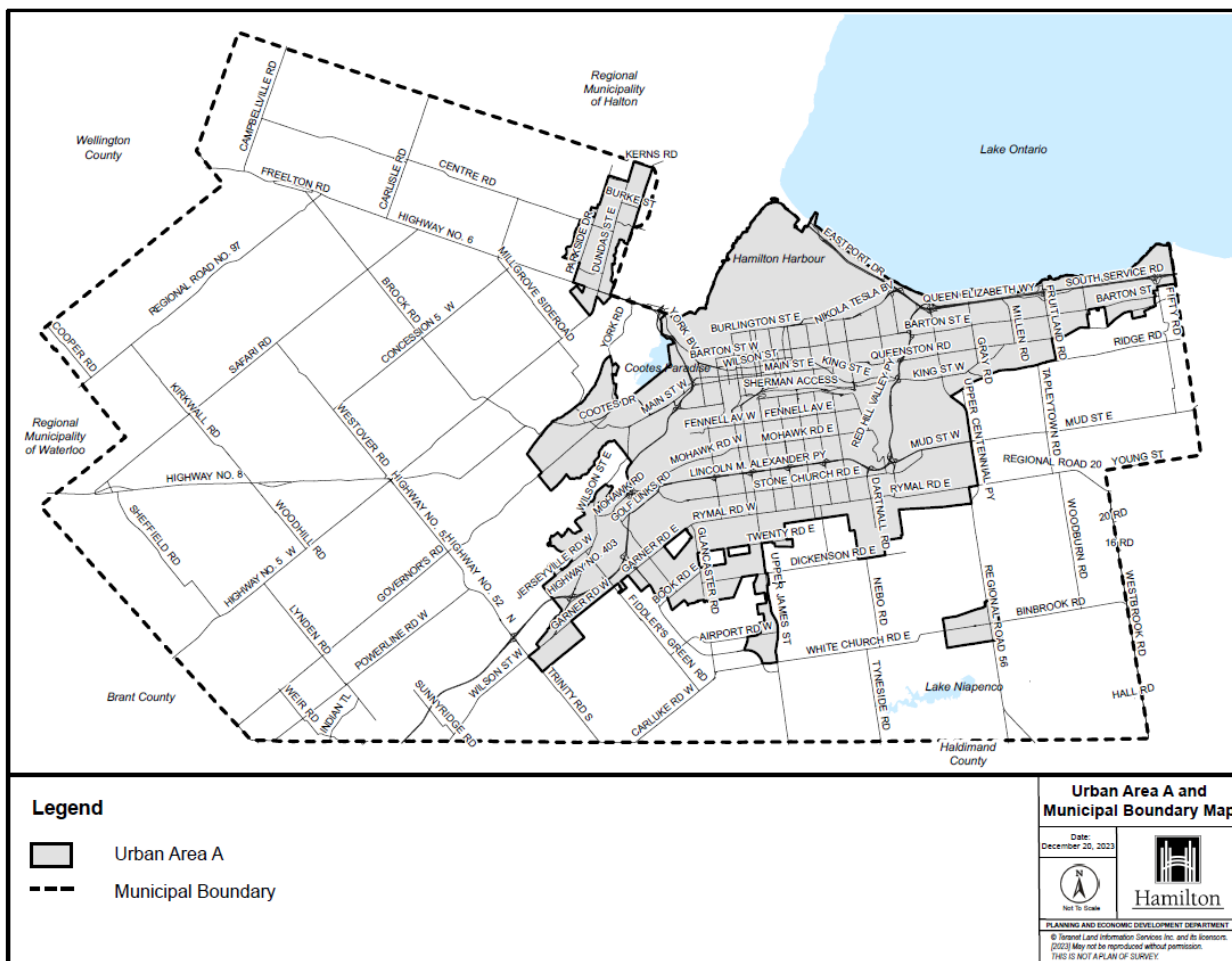
To request enlarged version of maps, please email DCRequest@hamilton.ca.

Waterdown / Dundas Special Area Development Charge Map



To request enlarged version of maps, please email DCRequest@hamilton.ca.

Urban Area A and Municipal Boundary Map





Legend

Urban Area A
 Municipal Boundary

Urban Area A and Municipal Boundary Map

Date: December 20, 2023


 Not to Scale


Hamilton

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