City of Hamilton Development Charges Pamphlet

Rates Effective June 1, 2026 through May 31, 2027

Please contact DCRequest@hamilton.ca with any questions.

Purpose of Development Charges (DCs)

DCs are a development fee collected by the City of Hamilton to help pay for the cost of growth. These funds are used to support the expansion of infrastructure services such as roads, water and wastewater systems and emergency services which are needed to support new development.

If a building permit is required, DCs may apply.

Three types of DCs may apply:

- City DCs calculated based on the Development Charges Act, 1997 (DC Act) and the City of Hamilton Development Charges By-law, 24-072;
- Public Education DCs calculated based on the Education Act, 1990, the Hamilton-Wentworth District School Board Education Development Charges By-law; and
- Separate Education DCs calculated based on the Education Act, 1990, the Hamilton-Wentworth Catholic District School Board Education Development Charges By-law.

The City of Hamilton is responsible for City DCs, while each school board is responsible for its own Education DCs. The City collects both City and Education DCs.

Payment of DCs

Education DCs are payable prior to building permit issuance.

The timing of City DC payment depends on the type of development as set out in Sections 26 and 26.1 of the DC Act:

- **Rental Housing Developments:** paid as 6 yearly payments, starting at occupancy.
- **Institutional Developments:** paid as 6 yearly payments, starting at occupancy.
- **Non-Rental Housing Residential Developments:** paid in one full payment at occupancy.
- **Non-Residential & Non-Institutional Developments:** paid in one full payment at building permit issuance.

The City may allow delay of payments for certain types of developments, such as:

- Projects in the ERASE Redevelopment Grant Program (ERG)
- Non-residential developments
- Condo developments

Calculation of DCs

DCs are calculated based on the full DC rate for the development type and area, minus any adjustments, redevelopment/demolition credits and exemptions.

Full Rate DC

The full DC rate for each development type is summarized on pages 3-4, with a detailed breakdown by service provided on pages 11-13. The applicable DC rate is typically based on the date the building permit is issued and increases on June 1 of each year.

Demolition Credits

A demolition credit reduces DCs payable for a new development when a building has been demolished under a demolition permit. Please note:

- The credit is available for up to 5 years after the demolition permit is issued and applies to both City and Education DCs;
- The value of the credit is based on the DC rate in effect at the time of redevelopment; and
- No credit is provided if the demolished building is exempt under the current DC By-law.

Exemptions

Various exemptions may reduce the total DC payable. Please refer to pages 3-4 for details.

Transition Policy

DC rates are usually determined on the date the building permit is issued. If no rate lock-in applies, the rate in effect on the date of building permit application is applied if the permit is issued within 6 months of the first rate increase. Otherwise, the current rate applies.

The transition policy does not apply to Education DCs.

Rate Lock-In

In some cases, the DC rate is based on the date a planning application is submitted (such as a Site Plan or Zoning By-law Amendment), instead of the building permit issuance date. This only applies if:

- The application was submitted on or after January 1, 2020; and
- The building permit is issued within the required timeframe per the DC Act after approval.

Rate Lock-In does not apply to Education DCs.

Treasurer's Statement

The City Treasurer prepares an annual statement that outlines how DC funds are used and reports the balance in each DC reserve fund.

Copies of the DC By-law and the Treasurer's Statements are available from the Clerk's Office on the 1st Floor of City Hall and on the City's website.

Residential DCs

The rates and exemptions below are in effect from June 1, 2026 to May 31, 2027.

Residential DC Rates

	Single/ Semi-Detached ($/ Unit)	Townhouse/ Other Multiple ($/ Unit)	2+ Bedroom Apartment, Stacked Townhouse & Mobile Home ($/ Unit)	1 Bedroom/ Bachelor Apartment, Stacked Townhouse & Mobile Home ($/ Unit)	Residential Facility/ Lodging House ($/ Unit)
Rural Area	44,415	33,150	27,225	16,875	13,826
Combined Sewer System Urban Area A	89,729	66,971	55,006	34,087	27,935
Separated Sewer System Urban Area A	102,451	76,468	62,806	38,919	31,895
Separated Sewer System Urban Area B	53,410	39,862	32,739	20,290	16,627
Education DCs	3,579	3,579	3,579	3,579	3,579
Special Area Charges*	1,931	1,441	1,884	734	601

Residential DC Exemptions

Reductions to City DCs payable are applicable in accordance with the DC Act and DC By-law, including:

- 20% partial exemption between September 1, 2025 and August 31, 2027;
- 4% partial exemption between June 1, 2026 and May 31, 2027;
- 100% exemption for non-profit housing developments;
- 30% partial exemption for residential development in the Downtown Hamilton CIPA within the height limits provided on page 8;
- 15-25% exemption for rental housing developments based on the number of bedrooms within each unit;
- 100% exemption for up to two additional dwelling units ancillary to an existing or new detached house, semi-detached house or rowhouse; and
- 100% exemption for long-term care home developments.

Version 2.0 - A previous version of this pamphlet mistakenly included stormwater services in the total for separated sewer system Urban Area B; this has now been corrected.

Non-Residential DCs

The rates and exemptions below are in effect from June 1, 2026 to May 31, 2027.

Non-Residential DC Rates

	Non-Industrial ($/ Square Foot)	Industrial ($/ Square Foot)	Industrial Manufacturing/ Production Studio/ Artist Studio ($/ Square Foot)
Rural Area	21.08	15.39	13.28
Combined Sewer System Urban Area A	39.85	29.09	25.13
Separated Sewer System Urban Area A	46.88	34.23	29.56
Separated Sewer System Urban Area B	26.81	19.57	16.91
Education DCs (June 1, 2026 to June 30, 2026)	1.45	1.45	1.45
Education DCs (July 1, 2026 – May 31, 2027)	1.57	1.57	1.57
Special Area Charges*	1.07	1.07	1.07

Non-Residential DC Exemptions

Reductions to City DCs payable are applicable in accordance with the DC Act and DC By-law, including:

- 20% partial exemption between September 1, 2025 and August 31, 2027;
- 4% partial exemption between June 1, 2026 and May 31, 2027;
- 100% exemption for:
  - non-profit child care centres;
  - farm business development;
  - Places of Worship;
  - temporary buildings;
  - first 5,000 square feet of an office development expansion;
  - attached industrial expansions and detached industrial manufacturing expansions up to 50% of the existing gross floor area;
  - Board of Education owned and used buildings;
- 37% partial exemption for production studio, artist studio and manufacturing facility developments;
- 27% partial exemption for non-manufacturing industrial development;
- 40% partial exemption for non-residential development in the Downtown Hamilton CIPA within the height limits provided on page 8;
- 70% partial exemption for Class A offices in the Downtown CIPA within the height limits provided on page 8;
- Up to 50% partial exemption for new non-industrial development within a CIPA or BIA;
- Up to 50% partial exemption for new office developments

Complaints Procedure

Anyone required to pay a DC may make a complaint to City Council under Section 20 of the DC Act if they believe:

1. The amount of the DC was incorrectly determined;
2. There was a credit 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.

The complaint must be made in writing to the City Clerk and must clearly state that is a Section 20 complaint and include all required information under the DC Act. The complaint must be submitted within 90 days of when the DC (or any part of it) is payable.

Complaints can be sent to Clerk@hamilton.ca.

Please note that all documents submitted as part of the complaint will become part of the public record.

Important Information

This pamphlet provides general information. If there is conflict between this pamphlet and the DC By-law or Education DC By-law, the By-law takes priority.

Contact Information

For further information regarding DCs, to request an informational estimate or to request any content enclosed in an enlarged or different format please contact DCRequest@hamilton.ca.

Additional fees may apply to development. As a starting point, please contact the divisions listed below to request more information:

- Real Estate: ParklandRequest@hamilton.ca
- Building Division: Building@hamilton.ca
- Zoning Division: ZoningInquiry@hamilton.ca

Figure 1: Combined & Separated Sewer System Areas & Municipal Boundary Map

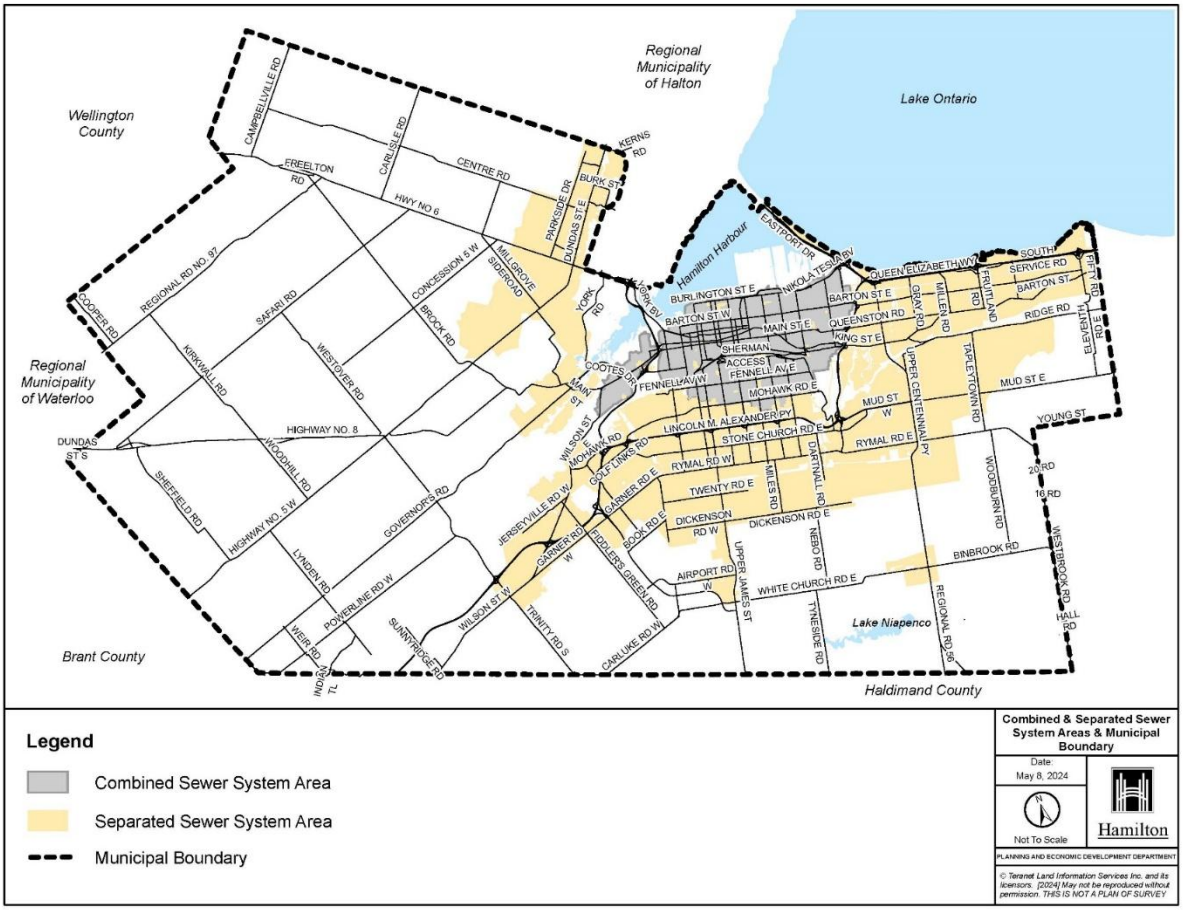


Figure 2: Downtown Hamilton CIPA Map

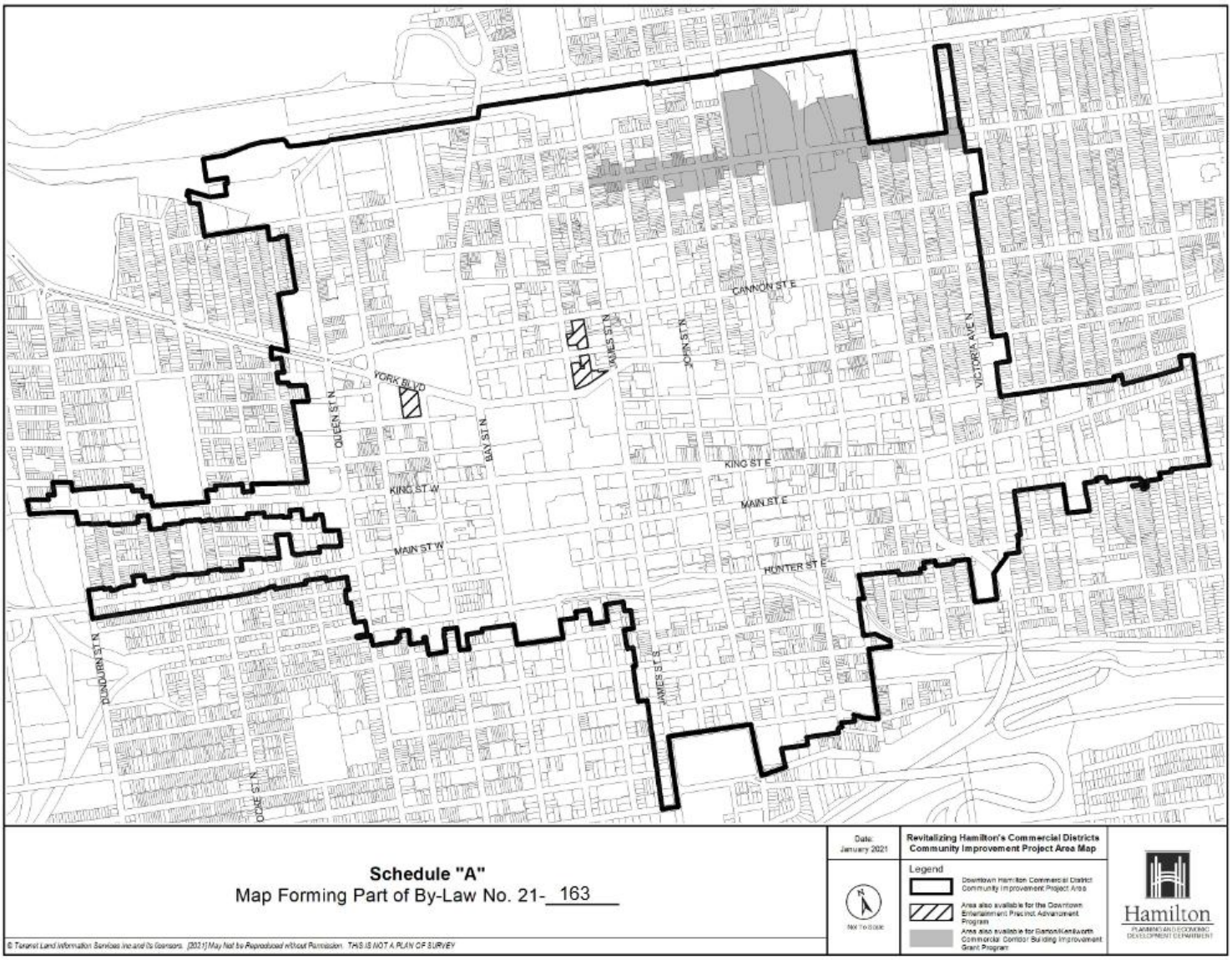


Figure 3: Downtown CIPA Building Height Restrictions Map

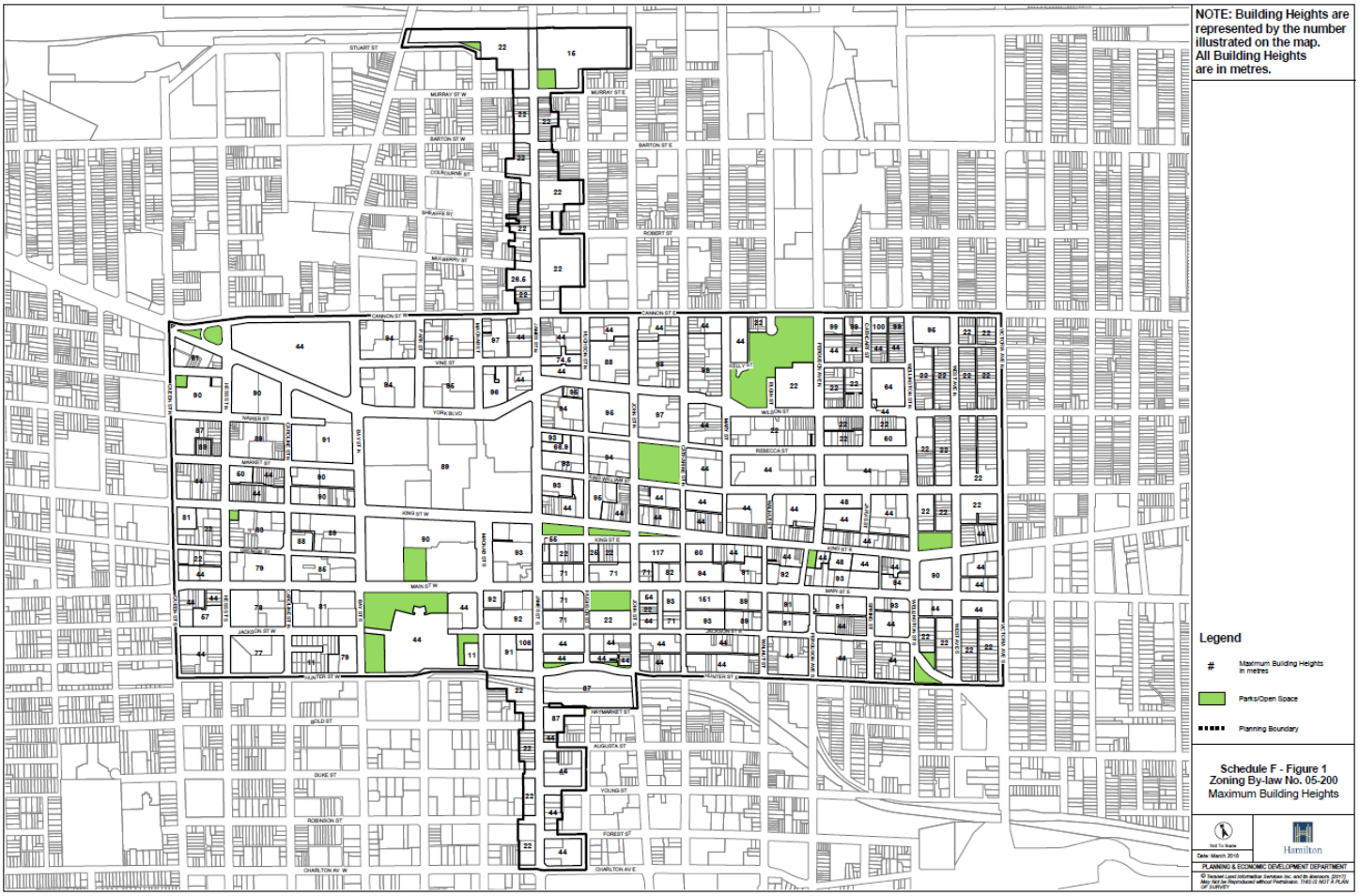
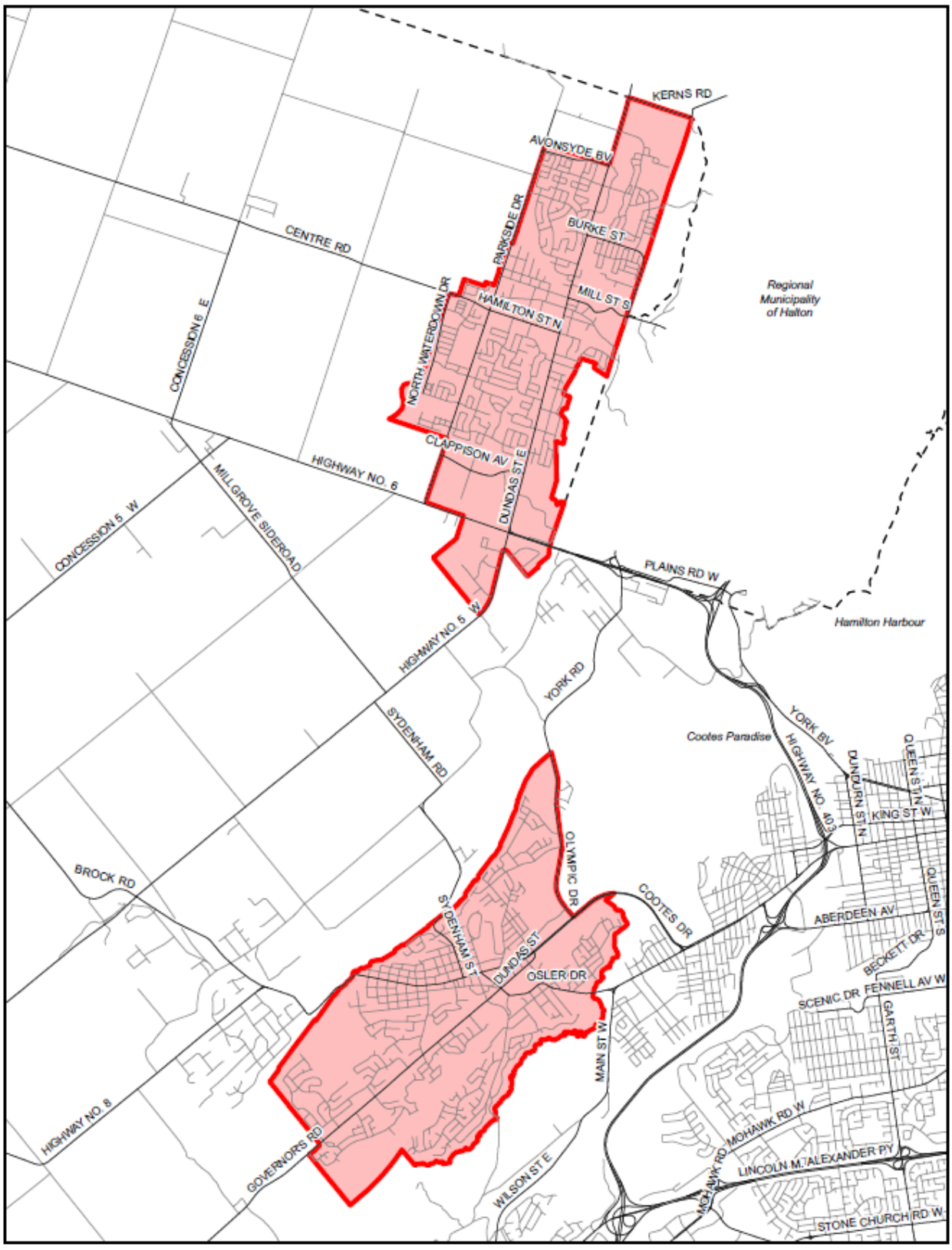


Figure 4: Waterdown/ Dundas Special Area Development Charge Map



Version 2.0 - A previous version of this pamphlet mistakenly included stormwater services in the total for separated sewer system Urban Area B; this has now been corrected.

Figure 5: Urban Area A & Municipal Boundary Map

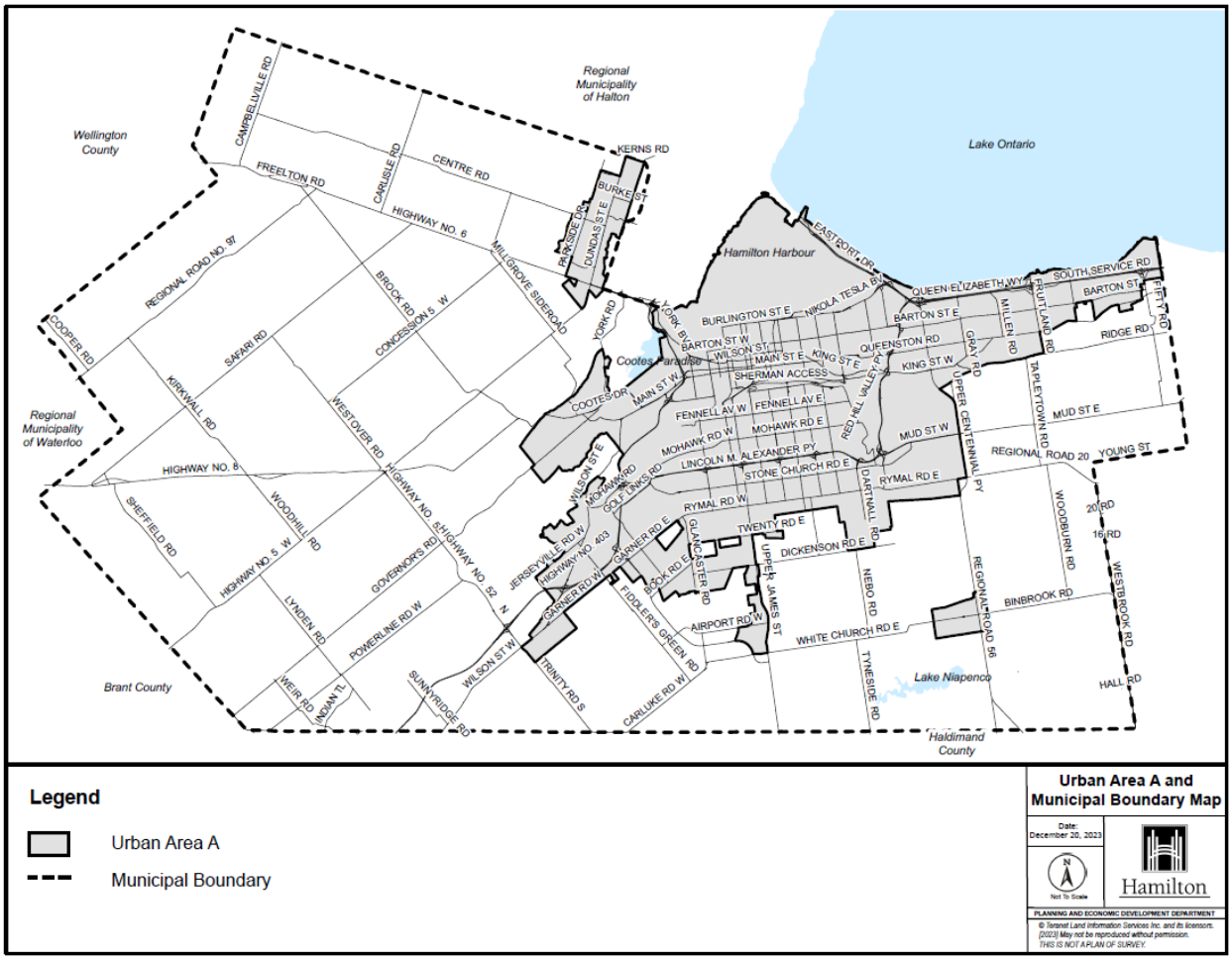


Figure 6: DC Service Component Breakdown

Service	Single/ Semi-Detached ($/ Unit)	Townhouse/ Other Multiple ($/ Unit)	2+ Bedroom Apartment, Stacked Townhouse & Mobile Home ($/ Unit)	1 Bedroom/ Bachelor Apartment, Stacked Townhouse & Mobile Home ($/ Unit)	Residential Facility/ Lodging House ($/ Unit)	Non-Residential ($/ Square Foot)
Municipal Wide "Soft" Services						
Parks and Recreation	12,979	9,688	7,957	4,931	4,041	1.11
Library Services	2,418	1,804	1,482	919	753	0.21
Long Term Care	271	202	166	103	84	0.04
Public Health	49	36	30	19	16	0.01
Provincial Offences Act	60	46	37	24	19	0.03
Total Municipal Wide "Soft" Services	**15,777**	**11,776**	**9,672**	**5,996**	**4,913**	**1.40**
Municipal Wide "Hard" Services						
Services Related to a Highway	21,236	15,850	13,020	8,066	6,611	15.62
Services Related to a Highway – Studies	103	77	62	40	31	0.06
Public Works	1,566	1,168	959	595	488	0.95
Police Services	1,194	892	731	454	371	0.72
Fire Protection Services	1,350	1,008	828	513	420	0.81
Ambulance Services	382	285	233	145	119	0.06
Transit Services	1,878	1,402	1,152	713	584	1.12
Waste Diversion	407	303	249	154	127	0.03
Growth Studies	522	389	319	199	162	0.31
Total Municipal Wide "Hard" Services	**28,638**	**21,374**	**17,553**	**10,879**	**8,913**	**19.68**
Total Municipal Wide "Soft" and "Hard" Services	**44,415**	**33,150**	**27,225**	**16,875**	**13,826**	**21.08**
Wastewater and Water Services (note a)						
Wastewater Facilities	8,357	6,238	5,124	3,174	2,602	5.31
Wastewater Linear Services	12,469	9,307	7,644	4,737	3,882	7.92
Water Services	8,042	6,003	4,931	3,054	2,504	5.12
Water and Wastewater Studies	638	474	390	241	199	0.42

Service	Single/ Semi-Detached ($/ Unit)	Townhouse/ Other Multiple ($/ Unit)	2+ Bedroom Apartment, Stacked Townhouse & Mobile Home ($/ Unit)	1 Bedroom/ Bachelor Apartment, Stacked Townhouse & Mobile Home ($/ Unit)	Residential Facility/ Lodging House ($/ Unit)	Non-Residential ($/ Square Foot)
Stormwater Services – Combined Sewer System						
Stormwater Drainage and Control Services (note b)	11,206	8,364	6,870	4,257	3,488	0.00
Stormwater Studies	4,602	3,435	2,822	1,749	1,434	0.00
Stormwater Services – Separated Sewer System						
Stormwater Drainage and Control Services (note b)	26,676	19,912	16,355	10,133	8,305	5.57
Stormwater Studies	1,854	1,384	1,137	705	577	1.46
Total Urban Services – Combined Sewer System						
Urban Area A (note c)	45,314	33,821	27,781	17,212	14,109	18.77
Total Urban Services – Separated Sewer System Urban Area A						
Urban Area A (note c)	58,036	43,318	35,581	22,044	18,069	25.80
Urban Area B (note c)	8,995	6,712	5,514	3,415	2,801	5.73
Total City DC – Combined Urban Area A	**89,729**	**66,971**	**55,006**	**34,087**	**27,935**	**39.85**
Total City DC – Separated Urban Area A	**102,451**	**76,468**	**62,806**	**38,919**	**31,895**	**46.88**
Total City DC – Separated Urban Area B	**53,410**	**39,862**	**32,739**	**20,290**	**16,627**	**26.81**
Education DCs (note d)						
Education – Public: June 1 – 30, 2026	2,040	2,040	2,040	2,040	2,040	0.70
Education – Separate: June 1 – 30, 2026	2,040	2,040	2,040	2,040	2,040	0.80
Education – Public: July 1, 2026 – June 30, 2027	1,539	1,539	1,539	1,539	1,539	0.75
Education – Separate: July 1, 2026 – June 30, 2027	1,539	1,539	1,539	1,539	1,539	0.77
Special Area Charges						
Dundas/ Waterdown (note e)	1,931	1,441	1,884	734	601	1.07

Notes:

a) Water and wastewater DCs for developments outside the urban area are based on the urban services that are available for connection.
b) Stormwater DCs depend on where the development is located. They are different for properties in Combined Sewer System Areas and Separated Sewer System Areas (see page 6) and are based on area-specific stormwater rates.
c) City DCs vary by location and are different for Urban Area A and Urban Area B (as defined in the DC By-law; see page 10 for a map of Urban Area A).
d) Education DCs are set by the school boards and collected by the City on their behalf. City of Hamilton policies do not affect these charges.
e) Land affected by the Dundas & Waterdown Special Area Charge is shown on page 9. This charge is not adjusted each year.