

RESEARCH REPORT



Government-Imposed Charges On New Housing in Canada



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Government-Imposed Charges On New Housing in Canada

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FINAL REPORT

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Executive Summary

This study examined government-imposed charges (GICs) on new housing in Canada. Such costs include the full range of levies, fees, charges and taxes that are imposed by all levels of government due to the development, sale, and ownership of housing. GICs may affect the price of housing, the price of land and the returns on capital investments in general in Canada, and are therefore of great interest to the housing industry and Canadian consumers. Municipal and provincial officials may also wish to use this report to compare their charge levels against other jurisdictions in Canada.

The objectives of this study were to:

- update the estimates of GICs from two previous studies prepared for CMHC; and
- report on trends in GICs since the previous study.

The first study, conducted for CMHC in 1996, entitled *Levies, Fees, Charges, Taxes and Transaction Costs on New Housing*, looked at government-imposed costs on single-detached and row housing in 26 municipalities and compared these costs to the sale price for each housing type.¹ The 2002 update study, *Levies, Fees, Charges and Taxes on New Housing 2002*, expanded the sample size to 30 municipalities and covered a broader range of housing types by including condominiums and rental apartments.²

This report presents estimates of GICs in 2006 and expands the coverage to 32 municipalities. The range of GICs covered is similar to the 2002 study. The first chapter outlines the scope of the study and methods used in gathering and analyzing the data collected. The second chapter provides a description of the GICs organized by municipal, provincial and federal levels of government.

In Chapter 3, detailed estimates of the GICs paid on new housing in 2006 are provided for single-detached homes, row houses and condominium apartments. Row houses and apartments are included in the analysis only in those municipalities where supply of these dwelling types is substantial. Property taxes (paid by property owners, not builders or developers) are estimated in a separate section of this chapter.

The GICs were estimated for a "typical" single-detached dwelling in each municipality included in the study. In the 2006 study, "typical" was defined as the median or mid-priced home sold in 2006. This was a change from the previous studies wherein the "typical" house was defined as a more modest house, priced

¹ Greg Lampert and Marc Denhez. 1997. *Levies, Fees, Charges, Taxes and Transaction Costs on New Housing*. Prepared for CMHC and the Canadian Home Builders' Association.

² Greg Lampert. 2003. *Levies, Fees, Charges and Taxes on New Housing: 2002*. Prepared for CMHC.

at the 25th percentile in the market. Therefore, to identify trends and make comparisons to the previous period, the 2002 data was adjusted to take into account both the change in the reference unit and inflation.

Figure ES-1 shows the GICs for each municipality in the study in 2006. The GICs paid on a new single-detached dwelling totalled on average \$39,911 and made up 13 per cent of the median selling price of \$325,630. In absolute figures, Toronto had the highest level of GICs (\$101,526), almost \$15,000 above the second highest, Surrey, B.C. (\$86,897). At the other end of the scale, Yellowknife (\$14,510) had the lowest level of GICs. GICs exceeded \$60,000 in eight municipalities, Colwood, Kelowna, Vancouver, Burnaby, Surrey, Mississauga, Toronto, and Vaughan. A second tier of 20 municipalities had GICs between \$20,000 and \$60,000. Four municipalities, Yellowknife, Whitehorse, Quebec City and Charlottetown, had GICs of less than \$20,000.

Figure ES-1: Total GICs on Single-detached Dwellings

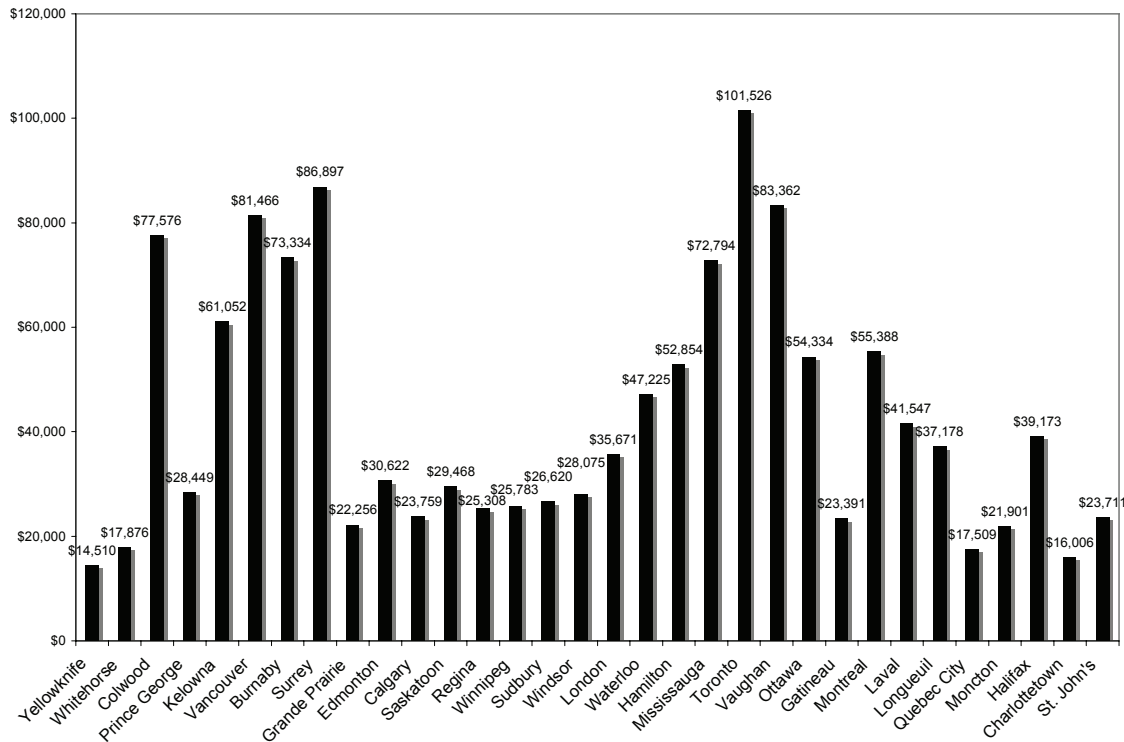
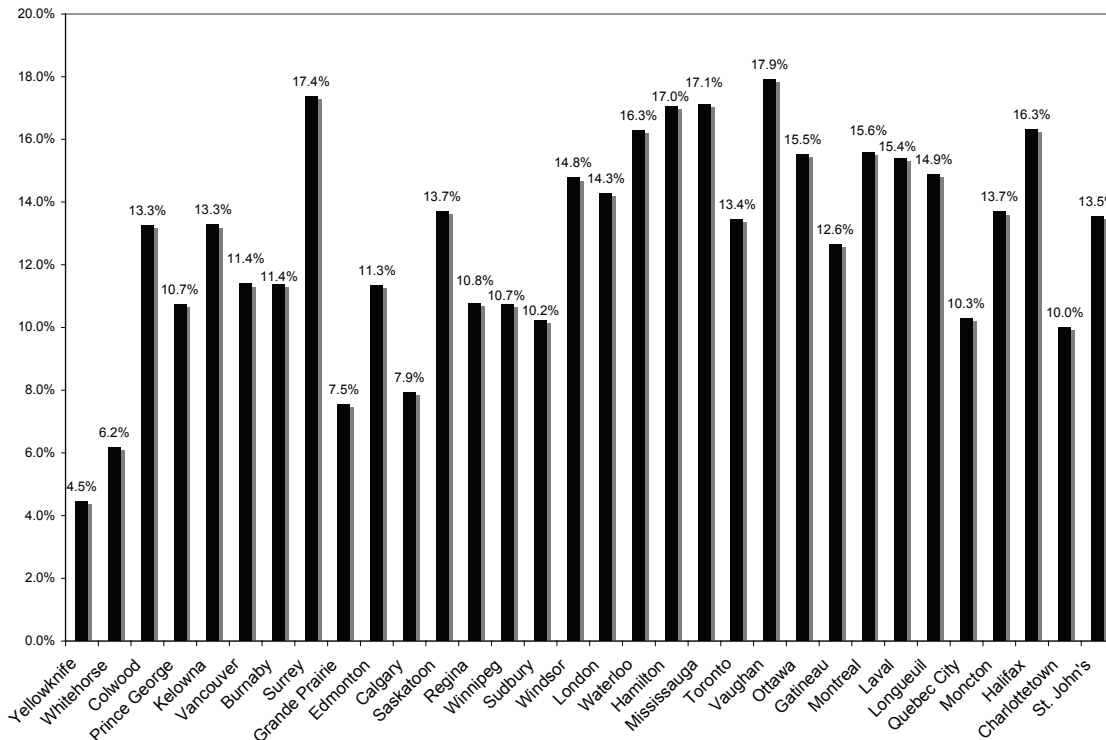


Figure ES-2 shows the GICs on single-detached homes in each municipality as a percentage of the selling price. In percentage terms, GICs ranged from 18 per cent in Vaughan to less than five per cent in Yellowknife. Toronto represented the median at 13.4 per cent. In Halifax, Vaughan, Mississauga, Hamilton, Waterloo, and Surrey, GICs represented more than 16% of the selling price of new detached homes. In another six cities, Windsor, London, Ottawa, Montreal, Laval, Longueuil, GICs made up 14-16% of house prices. The lowest

percentages were in western cities with moderate housing prices and no PST, Yellowknife, Whitehorse, Grande Prairie, and Calgary, all less than 8%.

Figure ES-2: Total GICs as Percent of Price on Single-Detached Dwellings



The composition of the GICs also varied across the country. The federal GST, which is directly linked to the selling price, represented the largest share of the total GIC in municipalities with high prices such as Toronto and Vancouver. In cities with high infrastructure charges (DCCs), such as Edmonton, Saskatoon, Hamilton and Waterloo, the municipal share made up more than half of GICs. Provincial charges can be the largest component of the GIC in municipalities where the provincial sales tax is based on the selling price, for example in St. John's, Moncton, Longueuil, and Laval. For all municipalities surveyed, application and processing fees represented the smallest identifiable component, less than one per cent of GICs. In about half the municipalities, the largest share was either infrastructure charges (especially in the West) or land dedications (in Quebec, Atlantic Canada, Toronto, Calgary and parts of British Columbia).

GICs tend to be lower for other dwelling types, such as row houses and condominium apartments. Not all cities had enough new construction activity to be included, however, the pattern of GICs for row houses and condominium apartments matched that for single-detached dwellings. The highest GICs for condominiums were in Vaughan and Mississauga (infrastructure cost), Halifax

(sales tax) and Vancouver (high sales price and land values). The lowest were in Quebec (no infrastructure cost) and Edmonton and Calgary (no PST).

The fourth chapter contains analysis of changes between 2002 and 2006. Comparisons with the past were complicated by a variety of factors including the change in the reference house between the 2002 and 2006 studies. Therefore, for purposes of comparison, the 2002 GIC estimates for each municipality were recalculated for the median priced reference unit in 2002. In addition, since only 28 of the 32 municipalities in the 2006 analysis were included in 2002, the weighted average for 2006 was adjusted as well. Costs from 2002 were also increased by an inflation factor for comparison with 2006 estimates.

In the 28 municipalities for which comparative data exists, as a percentage of a median-priced house, GICs fell from an average of 13.2 per cent of the price of the house in 2002 to 12.65 per cent in 2006. In dollar amounts, the average GIC, excluding property taxes, increased by 19.7 per cent between 2002 and 2006, from \$34,397 to \$41,184, measured in 2006 dollars.

Appendix A contains a summary table which provides an estimate of the assessed value and residential property taxes paid for the typical dwelling unit in each of the municipalities included in the study.

Appendix B provides a detailed description and listing of the GIC components and the basis for calculation for each of the 32 municipalities in the study.

Sommaire

La présente étude porte sur les divers frais imposés par les gouvernements pour les nouveaux logements au Canada. Ces frais comprennent l'ensemble des impôts, droits, frais et taxes qui sont imposés par tous les ordres de gouvernement pour la construction, la vente et la propriété des logements. Ils peuvent avoir des incidences sur le prix du logement, le prix du terrain et le rendement des capitaux investis au Canada en général. Ils présentent donc un grand intérêt pour le secteur de l'habitation et les consommateurs canadiens. Par ailleurs, les autorités municipales et provinciales souhaiteront peut-être utiliser cette étude à des fins de comparaison.

Cette étude a pour objectifs :

- de mettre à jour les estimations des divers frais imposés par les gouvernements faites par deux études antérieures de la SCHL;
- de faire rapport sur les tendances en cette matière depuis la dernière étude.

La première étude, réalisée pour la SCHL en 1996, intitulée *Les impôts, droits, frais, taxes et coûts de transaction sur les logements neufs*, portait sur les frais imposés par les gouvernements pour les maisons individuelles et en rangée de 26 municipalités et comparait ces frais par rapport au prix de vente de chaque type de maison³. La mise à jour de 2002, *Impôts, droits, frais et taxes sur les logements neufs 2002* a étendu l'échantillonnage à 30 municipalités et ajouté les logements en copropriété et les immeubles d'appartements locatifs⁴.

Cette étude présente les estimations des divers frais imposés par les gouvernements en 2006 dans 32 municipalités. Les frais couverts par l'étude sont semblables à ceux de l'étude de 2002. Le premier chapitre décrit la portée de l'étude et les méthodes utilisées pour la collecte et l'analyse des données. Le deuxième chapitre décrit les divers frais imposés par les municipalités et les gouvernements provinciaux et fédéral en les divisant par ordre de gouvernement.

Le chapitre 3 présente des estimations détaillées des frais imposés par les gouvernements sur les nouveaux logements en 2006 et couvre les maisons individuelles, les maisons en rangée et les appartements en copropriété. Les maisons en rangée et les appartements en copropriété ne sont toutefois inclus à l'analyse que dans les municipalités où on les retrouve en quantité substantielle. Les impôts fonciers (payés par les propriétaires et non par les constructeurs ou les promoteurs) sont estimés dans une section distincte de ce chapitre.

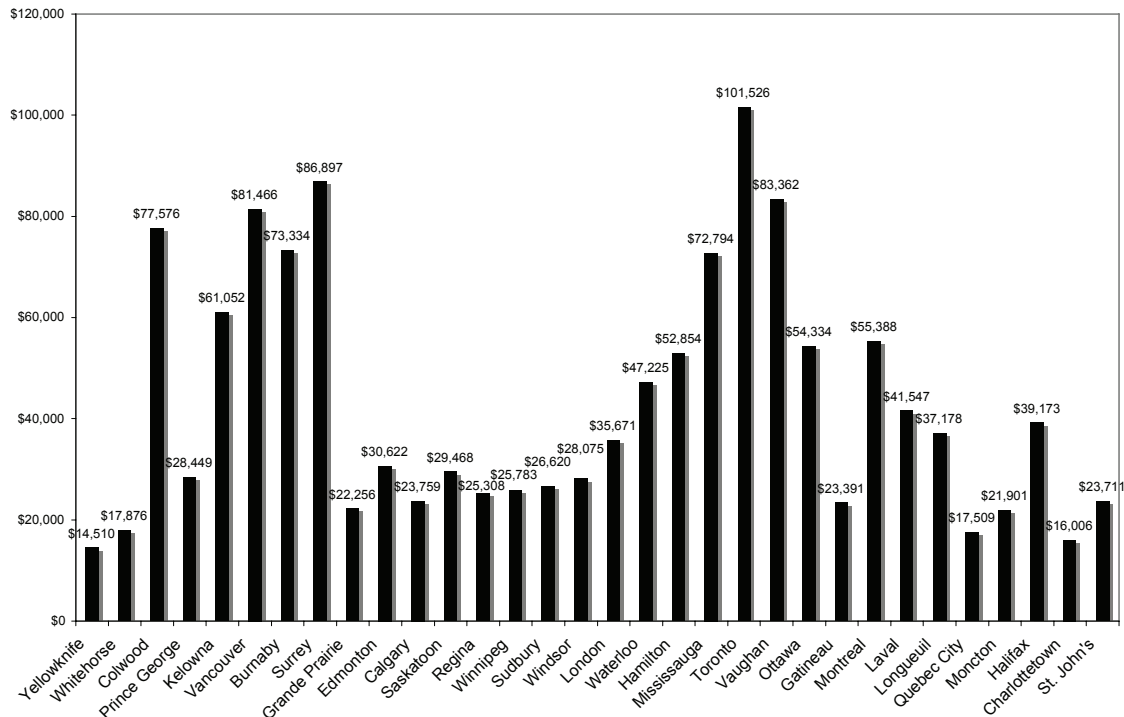
³ Greg Lampert et Marc Denhez. 1997. *Les impôts, droits, frais, taxes et coûts de transaction sur les logements neufs*. Préparé pour la SCHL et l'Association canadienne des constructeurs d'habitations.

⁴ Greg Lampert. 2003. *Impôts, droits, frais et taxes sur les logements neufs 2002*. Préparé pour la SCHL.

Dans le cadre de l'étude, on a estimé les frais imposés par les gouvernements pour une habitation individuelle « typique » dans chaque municipalité visée. Le terme « typique » définit l'habitation vendue au prix médian ou au prix moyen en 2006. Il s'agit d'un changement par rapport aux études antérieures dans lesquelles la maison « typique » était définie comme une maison plus modeste dont le prix se situait dans le 25^e percentile du prix du marché. Pour déterminer les tendances et établir des comparaisons avec la période visée par l'étude antérieure, il a donc fallu ajuster les données de 2002 afin de tenir compte du changement de l'unité de référence et de l'inflation.

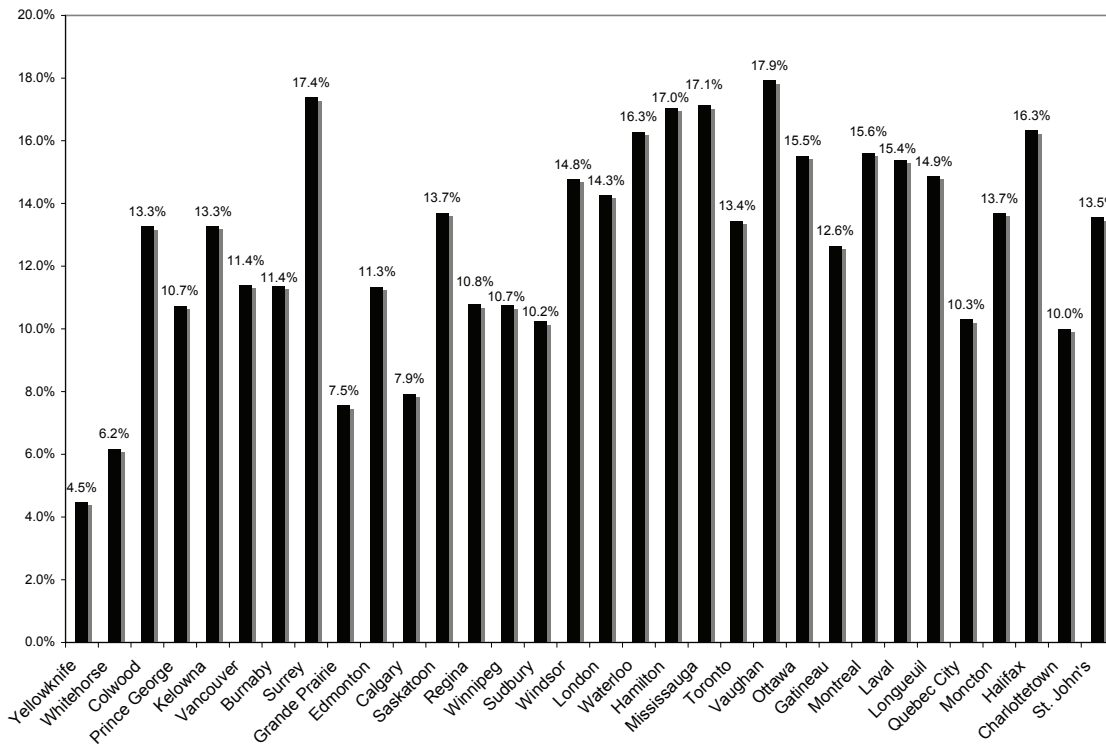
La Figure ES-1 illustre les frais imposés par les gouvernements pour une nouvelle maison individuelle dans chaque municipalité incluse à l'étude. Ces frais totalisent 39 911 \$ en moyenne et représentent jusqu'à 13 % du prix de vente médian de 325 630 \$. En chiffres absolus, c'est à Toronto que les frais sont les plus élevés (101 526 \$), près de 15 000 \$ de plus qu'à Surrey (C.-B.) qui se classe au deuxième rang (86 897 \$). À l'autre extrémité, c'est à Yellowknife (14 510 \$) que les frais sont les moins élevés. Les frais sont de plus de 60 000 \$ dans huit municipalités : Colwood, Kelowna, Vancouver, Burnaby, Surrey, Mississauga, Toronto et Vaughan. Ils s'établissent entre 20 000 \$ et 60 000 \$ dans une vingtaine de municipalités et à moins de 20 000 \$ dans quatre municipalités : Yellowknife, Whitehorse, Québec et Charlottetown.

Figure ES-1 : Total des frais imposés par les gouvernements sur des maisons individuelles



La Figure ES-2 présente les mêmes frais en tant que pourcentage du prix de vente des maisons individuelles. Ce pourcentage est de 18 % dans la ville de Vaughan et de moins de 5 % à Yellowknife. Il est de 13,4 % à Toronto, ce qui représente la valeur médiane. Il s'établit à plus de 16 % dans les villes suivantes : Halifax, Vaughan, Mississauga, Hamilton, Waterloo et Surrey et varie entre 14 et 16 % à Windsor, London, Ottawa, Montréal, Laval et Longueuil. Les pourcentages les moins élevés (moins de 8 %) ont été relevés dans des villes de l'Ouest où les prix de vente des maisons sont modérés et où il n'y a pas de TVP : Yellowknife, Whitehorse, Grande Prairie et Calgary.

Figure ES-2 : Total des frais imposés par les gouvernements, en pourcentage du prix des maisons individuelles



Les frais imposés par les gouvernements varient dans les différentes villes du pays. La TPS fédérale, directement liée au prix de vente, représente la plus grande part des frais totaux des municipalités dans lesquelles le prix des habitations est élevé, comme Toronto et Vancouver. Dans les municipalités où les frais d'infrastructure (droits d'aménagement) sont élevés, comme Edmonton, Saskatoon, Hamilton et Waterloo, les frais imposés par les autorités municipales représentent plus de la moitié des frais totaux. Par contre, dans les municipalités où la taxe de vente provinciale est basée sur le prix de vente, comme à St. John's, Moncton, Longueuil et Laval, ce sont les frais provinciaux qui peuvent représenter la plus grande partie des frais totaux. Dans toutes les municipalités

visées par l'étude, les droits de demande et de traitement d'aménagement représentent la plus petite composante de l'ensemble des frais imposés par les gouvernements, soit moins d'un pour cent. Dans la moitié des municipalités, environ, la plus grande composante de ces frais est attribuable aux coûts d'infrastructure (surtout dans l'Ouest) ou aux droits de réservation de terrain (au Québec, dans le Canada atlantique, à Toronto, à Calgary et dans certaines parties de la Colombie-Britannique).

Les frais imposés par les gouvernements sont généralement moins élevés pour les autres types de logement, comme les maisons en rangée et les appartements en copropriété, mais suivent les mêmes tendances que les frais pour les maisons individuelles. L'analyse des données relatives à ces types de logement exclut toutefois certaines municipalités dans lesquelles il s'en construit peu. Les frais pour les appartements en copropriété sont les plus élevés dans les villes de Vaughan et Mississauga (coût des infrastructures), Halifax (taxes de vente) et Vancouver (prix de vente et valeurs des terrains élevés). Ils sont les moins élevés à Québec (aucun coût d'infrastructure) et à Edmonton et Calgary (aucune TVP).

Le chapitre quatre comporte une analyse des changements intervenus entre 2002 et 2006. Pour une foule de raisons, il a été difficile d'établir des comparaisons, notamment à cause de la nouvelle définition de l'habitation de référence entre l'étude de 2002 et celle de 2006. À des fins de comparaison, les estimations des frais imposés par les gouvernements dans chaque municipalité en 2002 ont été recalculées en utilisant l'unité de référence du prix médian en 2002. De plus, comme seulement 28 des 32 municipalités visées par l'étude de 2006 étaient également incluses à l'étude de 2002, on a ajusté la moyenne pondérée de 2006. Les coûts de 2002 ont été augmentés pour tenir compte d'un facteur d'inflation afin de pouvoir les comparer aux estimations de 2006.

Dans les 28 municipalités où il existe des données comparatives exprimées en pourcentage du prix de vente médian, les frais imposés par les gouvernements, qui représentaient en moyenne 13,2 % du prix d'achat d'une maison au prix médian en 2002, en représentent 12,65 % en 2006. En dollars, les frais moyens, à l'exclusion des impôts fonciers, ont augmenté de 19,7 % entre 2002 et 2006, passant de 34 397 \$ à 41 184 \$, en dollars de 2006.

L'Annexe A comprend un tableau sommaire qui présente une estimation de la valeur taxable et des impôts fonciers payés pour l'habitation typique dans chacune des municipalités visées par l'étude.

L'Annexe B présente une description détaillée et une liste des divers frais imposés par les gouvernements et décrit la base de calcul pour chacune des 32 municipalités visées par l'étude.



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1 Introduction

This study examines government-imposed charges (GICs) on new housing in Canada. Such costs include the full range of levies, fees, charges and taxes that are imposed by all levels of government due to the development, sale, and ownership of housing. Not included in this study are indirect costs, i.e., those created by government regulations (such as zoning, building codes and approvals processes) but not directly charged by a government or quasi-government agency. GICs may affect the price of housing, the price of land and the returns on capital investments in general in Canada, and are therefore of great interest to the housing industry and Canadian consumers. Municipal and provincial officials may also wish to use this report to compare their charge levels against other jurisdictions in Canada.

The objectives of this study are to:

- update the estimates of GICs from the two previous studies prepared for CMHC
- report on trends in GICs since the previous study.

The previous reports prepared for CMHC provided systematic overviews of GICs in Canada. The first study, conducted in 1996 and entitled *Levies, Fees, Charges, Taxes and Transaction Costs on New Housing*, looked at government-imposed costs on single-detached and row housing in 26 municipalities and compared these costs to the sale price for each housing type.⁵ The 2002 update study, entitled *Levies, Fees, Charges and Taxes on New Housing: 2002*, expanded the sample size to 30 municipalities, and covered a broader range of housing types by including condominiums and rental apartments.⁶

Both studies found that GICs amounted to a significant portion of the average price charged for new housing, weighted according to the number of housing starts in each municipality (13.5% in the 1996 study and 13.6% in the 2002 study).⁷

The present report expands the coverage to 32 municipalities and addresses detached row houses and condominium apartments. The range of GICs covered

⁵ Greg Lampert and Marc Denhez. 1997. *Levies, Fees, Charges, Taxes and Transaction Costs on New Housing*. Prepared for CMHC and the Canadian Home Builders' Association.

⁶ Greg Lampert. 2003. *Levies, Fees, Charges and Taxes on New Housing: 2002*. Prepared for CMHC.

⁷ Note that although the CMHC and other studies report the total GICs as a percentage of the selling price of the dwellings, the reader should not conclude that GICs necessarily increase the selling price of housing. This is a complicated issue which is discussed at length in a companion CMHC report entitled *The Impact of Government Imposed Charges on the Price of New Housing*, by Andrejs Skaburskis.

is similar to the 2002 report but omits certain transaction fees not paid directly to government or government agencies.

1.1 Methodology

To calculate the GICs applied in the 32 study municipalities, the study team proceeded in four major steps.

1) Establish report scope

The report scope includes four dimensions: how dwellings are standardized for comparison across municipalities, what types of dwellings are included in the study, which GICs are included, and which municipalities are covered. This section describes each of these elements of the project scope, pointing out differences with the previous two CMHC reports where significant.

a) Standardization of dwellings

Most GICs vary according to the characteristics of the house to which they apply. For example, the cost of a building permit usually depends on the size of the house or the cost of construction. Likewise, development charges may depend on the type of unit, the size of the lot, or the size of the dwelling. The value of land dedications for park purposes varies with the value of the land involved. Figure 1-1 summarizes the relationship among the various GICs and the dwelling (or larger development) characteristics.

Figure 1-1: GICs: GICs and dwelling characteristics

GIC	Dwelling characteristics
infrastructure charges	type of unit, the size of the lot, or the size of the dwelling
land dedications	land value
application fees	size of development, number of units
building permit fees	size of dwelling, cost of construction
home warranty fees	type of dwelling, selling price
land transfer taxes	selling price
title registration fees	selling price
provincial sales taxes	construction costs, selling price
GST	selling price
property taxes	assessed value of property

Because many GICs depend on dwelling characteristics, one of the first steps in doing a GIC inventory is to determine the dwelling parameters for the various dwelling types included in the study. This can be done in two ways – by defining a typical house relative to each jurisdiction or by defining a standard house of fixed dimensions that is applied across all jurisdictions. For a typical house relative to each jurisdiction, the price, size and other characteristics of the dwelling are chosen based on what is typical in that jurisdiction. For a standard

house, only the selling price is assumed to vary across municipalities in the study, while other dwelling characteristics (such as lot size and dwelling size) are kept constant.

In the 1996 CMHC study, two typical and one standard houses were defined. The typical houses included a "modest" single-detached house and a row house. The house size, lot frontage and value of typical houses were calculated for each municipality. The authors also defined a standard single-detached house of a fixed size and lot frontage, for which the house size and lot frontage were fixed but the selling price varied across municipalities.

As in the 2002 report, the present study defined typical dwellings in each jurisdiction. The standard house was omitted on the grounds that it was based on a hypothetical dwelling that did not correspond to reality in any jurisdiction.

The present study departs from the previous reports in the definition of "typical". In the 1996 and 2002 reports, dwellings were called "modest" and defined as being in the 20-25th percentile range by selling price. In the present study, the typical dwelling for any municipality is defined as the dwelling that sold at the 50th percentile (i.e., median-priced). As we will see in Chapter 4 of this report, this shift from the 25th to the 50th percentile in the definition of the dwellings makes comparison of the 2006 results with the earlier reports difficult.

b) Dwelling types

The 1996 CMHC study did not include a category for rental dwellings per se. It merely noted that most GICs were the same on rental as for ownership housing, with some exceptions. For instance, some ownership housing was eligible for a GST rebate while rental units were subject to the full GST (this has since changed such that both ownership and rental are eligible for the same rebate).

The 2002 CMHC study covered a broader range of housing types in the analysis: in addition to a typical single-detached home and row house, the study included a typical condominium apartment and a typical rental apartment for most municipalities.

Figure 1-2: Dwelling types used in CMHC studies

Study	detached	row house	condo	rental apartment
1996	√	√		
2002	√	√	√	√
2006	√	√	√	

The present study includes detached, row houses and condominium apartments. While detached dwellings are covered for all 32 municipalities, row houses and condominiums were included only where justified by sufficient building activity. The threshold for including row houses in a municipality was set at a minimum of

100 units and at least 10% of all units built in 2005. The threshold for apartments was set at a minimum of 300 units and at least 10% of all units built in 2005. Rental apartments were omitted from the present report on the grounds that charges are usually similar to condominium apartments and few rental units are being produced in most jurisdictions. Figure 1-3 shows the dwelling types included for the 32 study municipalities.

Figure 1-3: Dwelling types included in the present study

Municipality	Single Detached	Row House	Condo Apartment
Burnaby, BC	√	√	√
Calgary, AB	√		√
Charlottetown, PEI	√		
Colwood, BC	√		
Edmonton, AB	√		√
Gatineau, PQ	√		
Grande Prairie, AB	√		
Halifax, NS	√		√
Hamilton, ON	√	√	
Kelowna, BC	√		√
Laval, PQ	√		
London, ON	√	√	
Longueuil, PQ	√		
Mississauga, ON	√	√	
Moncton, NB	√		
Montreal, PQ	√		√
Ottawa, ON	√	√	√
Prince George, BC	√		
Quebec, PQ	√		
Regina, SK	√	√	
Saskatoon, SK	√		
St. John's, NF	√		
Sudbury, ON	√		
Surrey, BC	√	√	√
Toronto, ON	√	√	√
Vancouver, BC	√	√	√
Vaughan, ON	√		√
Waterloo, ON	√	√	
Whitehorse, YT	√		
Windsor, ON	√	√	
Winnipeg, MB	√		
Yellowknife, NT	√		

c) GICs covered

The 1996 CMHC report grouped GICs into several categories: local levies, fees and charges; provincial charges and taxes; the federal GST; and transaction costs. Local charges included infrastructure charges, land dedications, and

planning/building fees. Provincial taxes and charges included the PST on construction materials and new home warranty program fees. Transaction costs included survey costs, certificates, lawyer/notary fees, land transfer tax, registration fees, and mortgage arrangements.

The 2002 update study included three categories: municipal, provincial and federal charges. That study eliminated the transaction costs category and omitted most of the items previously included under this rubric – only the land transfer taxes and registration fees were retained, now appearing under provincially-mandated charges. Home warranty charges – which are provincially mandated only in Ontario, Quebec and BC – were also included as a separate category. This report added consideration of property taxes paid annually by the home owner – a shift from considering only charges paid by developers or builders.

The present report uses the categories and charges employed in the 2002 report. Property taxes are included because they are a significant contributor to the overall cost of housing in most Canadian municipalities. Moreover, by including property taxes in our analysis we get a more comprehensive picture of the situation as higher taxes paid by the purchaser may be compensating for lower GICs (such as infrastructure charges) paid by the developer or builder of the home. Those transaction costs that are paid to private individuals such as notaries, lawyers and land surveyors are not included in the present report. In contrast, those paid directly to government, quasi-government or government-mandated bodies (like utilities and home warranty programs) are included.

Figure 1-4 summarizes the GICs covered in each of the three CMHC reports. The consistency in the scope and categorization of GICs between the present report and the 2002 version facilitates the comparison of results between these two years.

Figure 1-4: GICs covered in the CMHC reports

GIC	1996	2002	2006
infrastructure charges	√	√	√
land dedications	√	√	√
application fees	√	√	√
permit fees	√	√	√
home warranty fees	√	√	√
land transfer taxes	√	√	√
title registration fees	√	√	√
survey fees	√		
certificate fees	√		
lawyer/notary fees	√		
mortgage registry fees	√		
mortgage insurance costs	√		
provincial sales taxes	√	√	√
GST	√	√	√
property taxes		√	√

d) Municipalities selected

In the 1996 study, 26 municipalities were selected by the researchers, CMHC and CHBA for inclusion in the study. At least one municipality per province/territory was included. Municipalities with the largest volume of new housing were selected, except central municipalities that offer mostly multiple housing, in which case suburban municipalities in the same region were included. Most of the municipalities were from the country's largest urban areas but some medium-size municipalities from the more populous provinces were also included.

In the 2002 study, which addressed GICs on multiple housing, coverage was expanded to 30 municipalities, including Montreal, Toronto, Vancouver and Windsor.

The present study expands the coverage once again to include Waterloo and Hamilton. In the Victoria area of BC, Saanich was omitted in the present report while Colwood was added. As can be seen from Figure 1-5 the 32 municipalities include an aggregate population of over 13 million, about 42% of Canada's total population.

Figure 1-5: Study municipalities and populations

Municipality	Population
St. John's	100,646
Charlottetown	32,174
Halifax	372,679
Moncton	64,128
Quebec City	491,142
Montreal	1,620,693
Laval	368,709
Longueuil	229,330
Gatineau	242,124
Ottawa	812,129
Toronto	2,503,281
Mississauga	668,549
Vaughan	238,866
Hamilton	504,559
Waterloo	97,475
London	352,395
Sudbury	157,857
Windsor	216,473
Winnipeg	633,451
Regina	179,246
Saskatoon	202,340
Calgary	988,193
Edmonton	730,372
Grande Prairie	47,076
Burnaby	202,799
Surrey	394,976
Vancouver	578,041

Kelowna	106,707
Prince George	70,981
Colwood	14,687
Yellowknife	18,700
Whitehorse	20,461
Total	13,369,504



Figure 1-6: Study Municipalities

2) Gather data

This sub-section explains how the data needed for calculating the GICs were gathered, highlighting any differences from the previous reports. Data gathering took place in two distinct steps: establish GIC rates and define dwelling characteristics.

a) Establishing GIC rates:

The information for establishing 2006 GIC rates came from a variety of sources, including:

- **Municipal officials** from each of the study municipalities were asked to provide information on the variety of GICs applied in their jurisdiction. A senior official was sent the original request, who then typically passed it on to the relevant people in other departments. Information was provided by officials from planning, finance, building and public works departments.
- **Provincial and territorial government officials** provided information about property tax assessment, registry fees and land transfer fees.
- **New home warranty providers** provided data on new home warranty programs and in some cases, dwelling prices.
- **Municipal Internet sites** were searched for information on property taxes and other GICs.

The overall process of information collection involved extensive checking back with sources, both to obtain cooperation and to ensure that the information collected was as complete and accurate as possible. For each municipality, a draft GIC profile was prepared itemizing the rates charged. The profile was sent to municipal and building industry contacts for verification and then finalized.

b) Definition of dwelling unit characteristics:

As explained above, the actual GICs paid depend on characteristics of the dwelling units and, to a lesser extent, the larger development. These characteristics can be broken down into four categories:

- **Assumed characteristics:** Certain minor characteristics of the dwelling units were assumed, including the number of plumbing fixtures and electrical outlets in each type of dwelling (detached, row, apartment), the size of garages, and the number of electrical and gas appliances. These assumptions were applied uniformly across all 32 municipalities. Some other assumptions were made that were specific to individual municipalities, including the cost of electrical, mechanical and plumbing work (for purposes of estimating building permit costs in some municipalities). Some assumptions were also made concerning the larger developments in which the dwelling units were hypothetically located.

Detached and row houses were assumed to be in a subdivision of 40 units of identical homes. Apartments were assumed to be in a mid-rise building with 40 units, except in Montreal, Vancouver, and Toronto, where the building was assumed to be a high-rise with 100 units. One acre of subdivided land was assumed to have 220 feet of frontage. It was also assumed that the land was properly zoned for new housing of the types being analyzed and that no public consultation was required to achieve planning approval. Finally, condo apartment buildings were assumed to be on a block of land within an already approved subdivision.

- **CMHC-defined characteristics:** As already mentioned, the 2006 median selling price of the various unit types in each municipality was provided by CMHC. In a small number of cases, reliable price data was not available from CMHC so builders were asked to supply the missing information. CMHC prices included GST and provincial sales taxes.
- **Builder-defined characteristics:** For each municipality and for each dwelling type, a list of builders was obtained from local home builder associations. The building firms were contacted by phone to determine which dwelling types (detached, row, or apartments) they had recently produced. Each firm was then sent a letter inviting the builder to supply the key dwelling characteristics for the dwelling types they were familiar with. In the previous CMHC studies, this included the price of the unit, dwelling size, the lot frontage (for single-detached homes and row houses), and land cost. In the present study, the CMHC prices were given to the builders and they were asked to give the dwelling size, lot frontage, construction costs and land values typical of a dwelling of that type and selling price in their municipality. A total of 200 builders were contacted and asked to fill out a short form. Up to five reminders were sent to builders who had not responded to the information request in the allotted time. Eventually, 88 builders supplied dwelling characteristic information.
- **Engineer-defined characteristics:** For most municipalities, an estimate of the servicing costs of land was needed in order to help estimate some infrastructure costs and the value of the unserviced land dedications for parks. This information was gathered from engineering firms in each jurisdiction, using telephone contact and email messages.

The data collected from these sources were reviewed and compared with other sources of information (such as estimates of construction costs from RS Means, dwelling prices from home warranty programs) and the dwelling characteristics were finalized. The key characteristics of the hypothetical dwellings studied in this report are presented in Chapter 2.

3) Estimate GICs

Once the GIC rates and dwelling/development characteristics data were finalized, the report authors entered the data into a "GIC generator" that calculated the GICs paid on the hypothetical dwellings in each municipality. The generator is essentially a complex spreadsheet that uses a series of formulae to estimate GICs paid in each of the main categories (infrastructure charges, application fees, building permits, title and registry fees, home warrantee fees, provincial sale taxes and GST). The estimates generated are reported in Chapter 3 of this report.

4) Analyze results

The 2006 results were compared to the results flowing from the 2002 study and trends were analyzed. To identify trends and make comparisons to the previous period, the 2002 data was adjusted to take into account both the change in the reference unit and inflation. The results of this analysis are presented in Chapter 4 of this report.

1.2 *Methodological Limitations and Qualifications*

- **Data accuracy:** Great effort was taken to verify the accuracy of the data upon which the GIC estimates are made. The researchers checked back with data sources, especially municipal officials and builders, to verify information and verify data that looked inconsistent or was otherwise of questionable accuracy. The data collected was forwarded to the original contacts in draft form in order to obtain verification. Despite these efforts, the complete accuracy of the data cannot be guaranteed.
- **GICs covered:** As discussed above, only costs directly mandated by governments and paid to government bodies (or government-mandated private bodies) are included in this report. Other costs to developers and builders that flow indirectly from government regulations are not included. We have already noted that many transaction fees paid to lawyers, notaries or lenders are not included. Also excluded from the analysis were the carrying cost and the cost of consultant studies as developers move through the requirements of the development approval process. The increase in construction costs that result from having to meet building and land development requirements – building codes, zoning requirements and other regulations – were also excluded. To include these costs would have entailed a significant increase in the complexity of the inventory exercise.
- **Consistency of GICs –** The definitions of some GICs differ across the country. For example, in some municipalities, the property tax covers the costs of water provision, sewage services, and garbage pick-up while in

other jurisdictions, these services are charged separately from the property tax. Likewise, the items covered by infrastructure charges vary considerably from one province to another and even from one municipality to another within a single province. Some municipalities may not impose a formal charge for off-site infrastructure (arterial road extensions, expansion to the sewage treatment plant, a new pumping station, over-sizing of pipes, etc.), but instead require developers to pay directly for such services as negotiated through subdivision agreements. Thus, the actual cost to developers and impact on housing prices is not necessarily lower in jurisdictions without formal development charges. Moreover, municipalities without direct infrastructure charges may have higher property taxes, which are charged on an annual basis and do not figure directly in the price of new housing but directly affect the cost of home ownership. Furthermore, in some municipalities, especially in Quebec where development firms tend to be small, municipalities collect fees from developers to help pay for municipally-installed *on-site* infrastructure, such as sidewalks and local roads, whereas in other jurisdictions, developers pay for these items themselves. In all these cases, a uniform approach has been taken that maximizes consistency across the country, and therefore the comparability of GICs across municipalities.

- **Variations in GICs within a municipality** – In some cases, the rules governing GICs may permit exceptions or variations depending on where in the municipality the dwelling is located. For example, planning fees may be waived or infrastructure charges may be reduced in specific areas in order to encourage development (such as in downtowns or on brownfield sites). In other cases, charges are applied only in specific zones, such as in environmentally sensitive areas (to pay for impact assessments). Also, some municipalities vary their infrastructure charges according to the geographic area (so called area-specific development charges), depending on the projected municipal costs of servicing the various areas. Finally, some municipalities may vary GICs according to non-geographical parameters, e.g., waiving planning fees on homes whose selling prices meet affordability thresholds. These issues present methodological problems in terms of characterizing the GICs paid. As a general rule, exemptions and exceptions have been ignored and only those GICs that are typically paid (i.e., in more than 50% of developments across the municipality) were included in this analysis. Where GICs are area-specific (i.e., there is no typical standard across the municipality) the charges in the area with the most growth were used in the analysis.

Readers who have comments on the information presented are invited to provide them to Ray Tomalty at tomalty@corps.ca or to fax them to 514-847-9260.

1.3 Structure of the Report

The report contains the following four chapters:

1. **Introduction:** provides information on the general purpose of the study, the study methodology and limitations on the research.
2. **Description of GICs:** summarizes the various GICs applied to new housing, indicating what each charge covers and how it varies among provinces/territories. The charges are presented according to the level of government involved, i.e., municipal, provincial/territorial, and federal GICs.
3. **Estimates of GICs:** presents the amounts paid by developers and builders on new housing. The presentation covers all three dwelling types: single-detached homes, row houses and condominium apartments. Property taxes are treated in a separate section of this chapter.
4. **Trends in fees and taxes in GICs:** compares 2006 GICs with the results from the 2002 study and discusses trends identified.

In addition, there are two appendices:

- Appendix A contains a summary table which provides an estimate of the assessed value and residential property taxes paid for the typical dwelling unit in each of the municipalities included in the study.
- Appendix B provides a detailed description and listing of the GIC components and the basis for calculation for each of the 32 municipalities in the study.

2 Description of GICs

In this section, we summarize the various GICs that apply to new housing. The charges are organized by level of government: municipal, provincial and federal. Figure 2-1 summarizes the categories of GICs and their components.

Figure 2-1: GICs and Their Components

GIC	Level	Components
Infrastructure charges	Municipal/regional	Hard (sewer, water, road) and soft (parks, libraries, police station) off-site infrastructure (either through subdivision agreement or development charges), and water and sewer connection fees. Engineering review fee. Sewer connection and other inspection fees.
Land dedications	Municipal/regional	Land dedications and cash in lieu
Development application and processing fees	Municipal/regional	Subdivision application fees, condominium application fees, site plan approval, administration fees.
Building permit fees	Municipal/regional	Building permit, plumbing, and mechanical or electrical permit fees.
Home warranty fees	Provincial	New home warranty programs (both required and optional)
Registry/Land transfer fees	Provincial	Land transfer taxes and title registration fees.
Provincial sales taxes	Provincial	Provincial Sales Tax on construction materials, Quebec Sales Tax on house sale, Harmonized Sales Tax on house sale.
Provincial other	Provincial	Provincial plumbing and electrical inspection fees, provincial engineering review fees, home warranty licensing fees.
GST	Federal	GST on house sale.
Property taxes	Municipal/regional	Property taxes, garbage collection surcharges, police surcharges, fire surcharges, education surcharges, etc..

2.1 Municipal GICs

A variety of GICs are applied by municipal governments. Municipal GICs fall into four categories: infrastructure charges, land dedications, development application and processing fees, and building permits. Property taxes are dealt with separately at the end of Chapter 3. Each GIC is described below; including the purpose of the charge and typical methods for calculated the charge.

Infrastructure charges

Infrastructure charges are usually the largest of the municipal GICs on new housing. They include a number of smaller fees, such as engineering review and inspection fees, water or sewer connection fees, and charges for water meters, but the largest component is development charges. These levies go by different

terms, including development charges, lot levies, capital levies, servicing charges and so on. Development charges are levied on developers to help pay for the off-site "hard" infrastructure, such as arterial roads, trunk sewers, water treatment facilities, storm water management facilities, pumping stations, etc. needed to support development. In theory, there is supposed to be a connection between the nature of the development being levied and the off-site services obtained, but this is often difficult to assess in practice. In some provinces, development charges may also cover "soft" services such as transit vehicles, fire stations, and town hall expansions. In Ontario, there is a separate development charge for schools and in the Greater Toronto Area, a further charge for GO Transit (the metropolitan commuter transit system). In jurisdictions with two levels of municipal government (local and regional), each level may impose infrastructure charges.

Development charges are usually paid on the basis of a formula, which calculates the charge on a per dwelling unit, a per housing size unit, or a per lot area basis. The charge may be applied equally on development anywhere in the municipality or they may vary according to the cost of servicing specified areas of the municipality. In municipalities where a formula is not used, the levy is established through negotiation between the developer and the municipality on a project-by-project basis and formalized in a subdivision agreement.

Most municipalities require developers to pay for on-site infrastructure (such as local roads, sewer and water, sidewalks, street lighting, etc.), but in a few cases (mostly in Quebec), municipalities undertake on-site infrastructure work and assess builders a portion of the cost. The previous CMHC studies noted these on-site costs but did not include them in the tabulation of GICs in order to remain consistent with the treatment of other municipalities in the sample. The present study also excludes any charges for on-site infrastructure.

Connections between municipal trunk services (storm and sanitary sewers, water mains) and the subdivision may be undertaken by the municipality (especially in Ontario and Quebec), the developer, or through a shared-cost agreement. In some cases, developers may be required to contribute to a fund to pay for oversized infrastructure installed by one developer but from which other developments benefit.

Estimating infrastructure charges is the most challenging of all GICs. This is due to the wide range of methods for assessing the charges and the variety of purposes for which the charges are applied. In many cases, simplifying assumptions had to be made in order to estimate what typical new dwellings of various types would pay in infrastructure charges. In some cases, municipal officials were at great pains to estimate typical charges, and very rough figures had to be used.

Land dedications

A majority of municipalities require developers to dedicate between 5% and 10% of the land to be developed for recreational purposes (parks or "green space"). To assign a monetary value to this GIC, the value of the subdivided land surrendered was estimated, minus any development charges and costs associated with servicing the land. In most cases, municipalities accept "cash in lieu" of land based on a fixed schedule or an individual assessment of land value.

Development application processing fees

These are charges imposed by municipalities for costs associated with processing development applications. These charges typically involve fees for subdivision or condominium approval, site plan approval and administration. Development application processing fees are usually set out in a schedule devised by each municipality. In jurisdictions with two levels of government, there may be regional development application fees in addition to the local ones. In Ontario, Conservation Authorities (inter-municipal agencies with a mandate to protect water resources) also charge for review of development applications if the project falls within their geographical interest zones (i.e., in environmentally sensitive areas, in flood plains, etc.) and these fees were included in the analysis if most development projects in a municipality were subject to the fees.

Development application processing fees often have two components: an initial flat fee per development and then an additional charge calculated on the basis of the site size or number of lots. Relative to other municipal fee categories, they are relatively small when calculated on a per unit basis. Like the two previous GIC studies, it is assumed that appropriate zoning is in place and no zoning change costs are required. Fees related to community plan or zoning amendments and public consultation are therefore excluded.

Building permit fees

All municipalities have building permit fees, which are often calculated based on a fixed amount per \$1,000 of construction value. The construction value is usually based on the value reported by the builder, but in some municipalities a schedule lays out how to estimate construction value based on the size and type of dwelling. Most municipalities issue a single building permit that covers all aspects of the construction, but some municipalities charge separate fees for major building systems, such as plumbing, mechanical or electrical. These are assessed based on the number of fixtures or the value of the work involved.

2.2 Provincial/Territorial GICs

New home warranty fees

Three provinces (Quebec, Ontario and BC) require that new homes be covered by warranty. The fees are paid by the builder to non-profit organizations or for-profit companies mandated by the government to provide warranties. In other provinces, warranty coverage is optional, but in fact most new homes are enrolled in such programs (mortgage insurance for new homes usually requires warranty coverage). Like the two previous GIC inventories done for CMHC, warranty fees in provinces with optional programs are included in the present study in order to maintain consistency among jurisdictions. The Yukon and Northwest Territories do not have warranty programs for new housing.

Fees on new units are set in each program based on risk factors, such as the length of time the builder has been enrolled in the program and past history with respect to warranty problems. In most provinces, selling price is also considered in the calculation of the fee to be paid on a given new home.

Land transfer tax

A land transfer tax applies in BC, Manitoba, Ontario, Quebec, NB, NS and the Yukon. The fee is paid by the purchaser at the time of purchase, to the province. The value of the tax varies widely across Canada but is always based on the value of the dwelling, often with an increasing rate on higher valued properties.

Title registration fee

All provinces and the NWT have a fee for the registration of title, payable by the purchaser to the province when property is sold. In some provinces, a flat fee is charged while in others, there are two components – a flat charge and an additional amount proportional to the selling price.

Provincial sales tax

Provincial sales tax (PST) treatment of new housing varies significantly across the country:

- Newfoundland and Labrador, Nova Scotia and New Brunswick have fully harmonized their sales taxes with the GST. The Harmonized Sales Tax (HST) rate is 14% (GST of 6% per cent and PST of 8%), calculated on the selling price of the dwelling. Builders pay HST on building materials, but this is counted as an input credit and is subtracted from the HST collected on the sale of the house. The balance is remitted to the province.
- Quebec has a 7.5% Quebec Sales Tax (QST) applied to the selling price of the dwelling, including the GST (less the GST rebate). There is a rebate of 36% of the QST for dwellings valued up to \$200,000, with the result that the effective QST tax rate is 4.8% for

dwellings meeting this requirement. The rebate is phased out for dwellings priced between \$200,000 and \$225,000, with no rebate on dwellings above \$225,000. Builders pay QST on building materials, but this is counted as an input credit and is subtracted from the QST collected on the sale of the house. The balance is remitted to the province.

- PEI, Ontario, Manitoba, Saskatchewan, and BC apply a PST (which varies from 5% to 10%) to the building materials used in construction. In Manitoba, the PST is also applied to the value of electrical, heating, ventilation and air conditioning, and plumbing contracts. These provinces do not apply a PST to the sale price of the house.
- The territories and Alberta do not have a PST.

Other provincial fees

A number of smaller fees are also charged on new home construction in some provinces. This includes:

- In PEI, builders pay plumbing and electrical inspection fees to the provincial government.
- In Ontario the Ministry of the Environment issues a Certificate of Approval for on-site sewer, water and storm water management facilities, for which an engineering review is required. In most cases, this is conducted by the municipality, and the fee is included in the infrastructure charges section for that municipality in our analysis. However, in one city (Windsor), the review is carried out directly by the Ministry, and the fee is paid by the developer directly to the agency.
- In Ontario, The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee from builders. The per unit fee varies by dwelling type.
- In Quebec, the Régie du bâtiment du Québec has a plumbing inspection fee applied to every new dwelling in the province. The fee varies by type of unit.
- In BC, the province requires that new home builders be licensed by the Homeowner Protection Office (a crown agency). The Office applies a small per-unit licensing fee and collects an additional per-unit fee for multi-unit buildings in the coastal climate zone (the Lower Mainland and the bottom half of Vancouver Island).

- In Alberta, the Safety Codes Council (a crown agency) charges a permit fee, which is calculated as a percentage of the permit fees paid to the municipality.

2.3 Federal GICs

Goods and services tax

The federal goods and services tax (GST) applies to all new dwellings in the country. At the time the study was conducted, the GST rate was 6% of the selling price, having been reduced in 2006 from 7%. Subsequently, the GST rate was further reduced to 5%. A 36% rebate of the GST paid is available for houses valued below \$350,000, giving an effective rate of 3.84%. For dwellings priced between \$350,000 and \$450,000, the amount of the rebate declines progressively, being zero for dwellings priced above \$450,000. The GST is paid by home buyers to the builder and remitted by them to the federal government. GST is also paid on all materials going into the construction of the house, but is counted as an input credit, which reduces the GST payable after the sale of the house.

3 Estimates of GICs

This chapter presents estimates of the GICs applied to new housing in the 32 study municipalities. It includes municipal, provincial and federal charges. Property taxes are dealt with separately at the end of the chapter.

3.1 GICs on Single-detached Dwellings

This section presents estimates of GICs paid on typical, new single-detached homes. As explained in Chapter 1, "typical" is defined as the median-priced home that sold in 2006, as reported by CMHC.

The characteristics of the dwellings in the 32 study municipalities are presented in Figure 3-1. The net price is the 50th percentile (median) price for homes sold in that municipality in 2006, net of sales taxes and rounded to the nearest \$5,000. The dwelling and lot sizes are based on data provided by builders.

Figure 3-1: Characteristics of Single-Detached Dwellings

City	Net Price	Dwelling Size (sq. ft.)	Lot Size (front ft.)
St. John's	175,000	1,300	45
Charlottetown	160,000	1,300	55
Halifax	240,000	1,600	40
Moncton	160,000	1,200	60
Quebec	170,000	1,100	55
Montreal	355,000	2,000	50
Laval	270,000	1,700	45
Longueuil	250,000	1,800	45
Gatineau	185,000	1,200	50
Ottawa	350,000	2,300	45
Vaughan	465,000	2,100	40
Toronto	755,000	2,800	40
Mississauga	425,000	1,900	40
Hamilton	310,000	2,000	40
Waterloo	290,000	2,000	35
London	250,000	1,600	40
Sudbury	260,000	1,600	55
Windsor	190,000	1,300	50
Winnipeg	240,000	1,600	45
Regina	235,000	1,600	40
Saskatoon	215,000	1,300	40
Calgary	300,000	1,300	30
Edmonton	270,000	1,300	35
Grande Prairie	295,000	1,400	45

Kelowna	460,000	2,000	55
Prince George	265,000	1,600	55
Burnaby	645,000	2,000	35
Surrey	500,000	2,000	40
Vancouver	715,000	2,200	30
Colwood	585,000	2,700	50
Yellowknife	325,000	1,700	50
Whitehorse	290,000	1,800	65

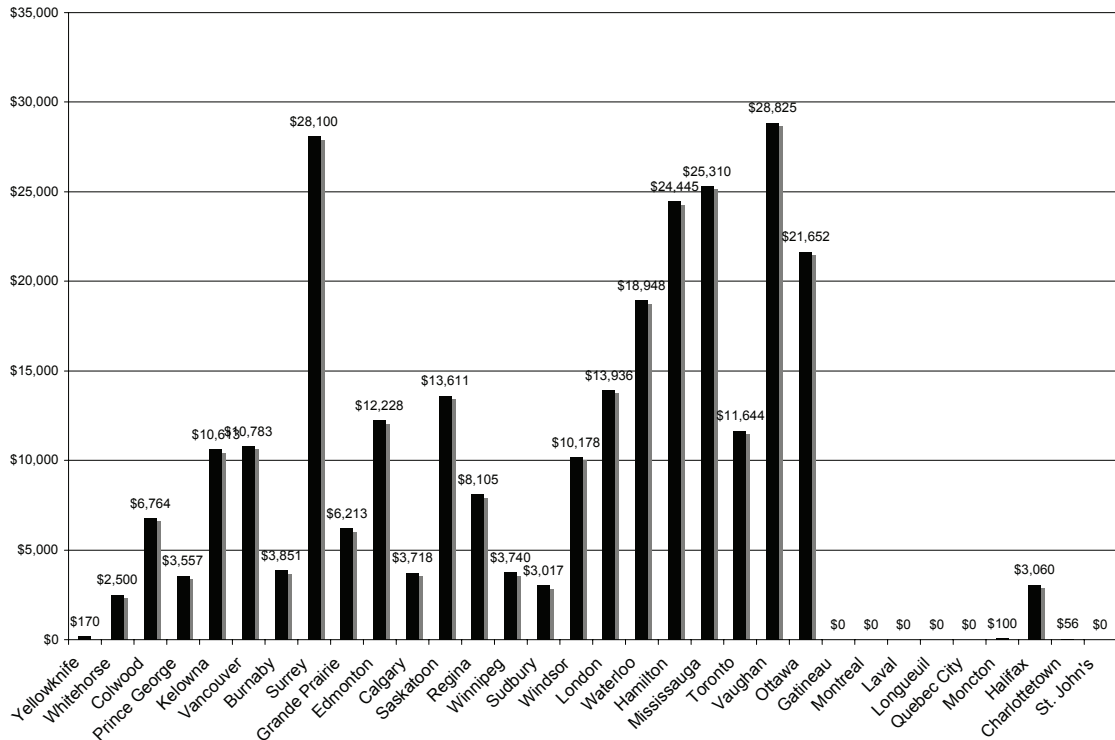
The table indicates that the definition of a "typical" home varies widely across the country. Prices range from \$160,000 in Charlottetown and Moncton to \$755,000 in Toronto. Dwelling size ranges from 1,100 square feet in Quebec City to 2,800 square feet in Toronto. Lot size varies from 30 feet in Calgary to 65 feet in Whitehorse. Readers should keep these wide variations in mind when comparing GICs paid as many of the charges depend directly on these characteristics.

Infrastructure charges

Figure 3-2 shows the estimated infrastructure charges for a typical (median-priced) home in each of the study municipalities. Highlights include:

- the highest charges are found in Hamilton, Waterloo, Surrey, Mississauga, Vaughan, and Ottawa. Charges in these municipalities range from \$18,948 in Waterloo to \$28,825 in Vaughan.
- six municipalities had no charges, including the five in Quebec and St. John's.

Figure 3-2: Infrastructure charges on a typical single-detached dwelling



The chart indicates that infrastructure charges are substantial in most municipalities. Where they apply, they are usually the largest single municipal charge facing developers.

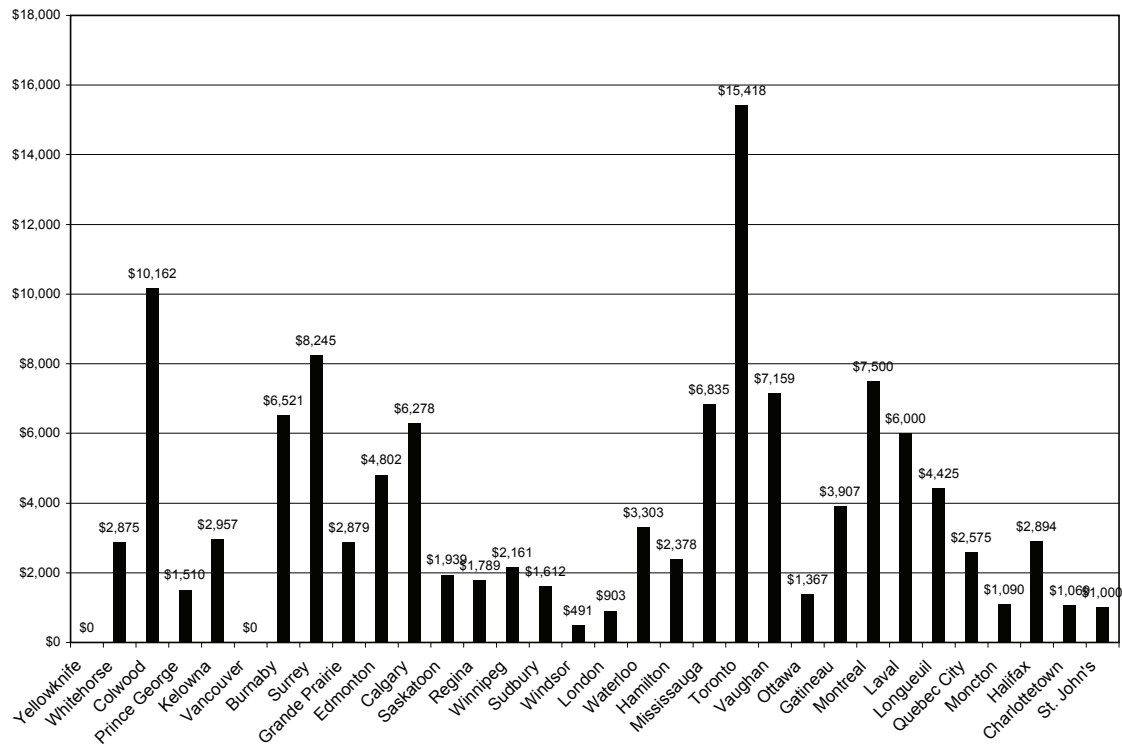
Land dedications

Land dedications for parks or green space are exacted by most municipalities. In Ontario and BC, municipalities usually require 5% of the land to be given by developers for this purpose. In Quebec municipalities and some others, 10% is required. In the remaining municipalities, a fixed fee is charged per unit.

Figure 3-3 presents estimates of the value of land dedications for typical, median-priced single-detached homes. Highlights include:

- The highest land dedication value is in Toronto, due to very high land values.
- The fee is also high in the other Toronto-area municipalities, despite the fact that only 5% of land is required to be dedicated.
- Vancouver area charges are also very high, except for Vancouver, where there is no land dedication requirement.
- There are no land dedication requirements in Yellowknife.
- The land dedications are worth less than \$3,000 in about half of the study municipalities.

Figure 3-3: Value of Land Dedications on Single-Detached Dwellings



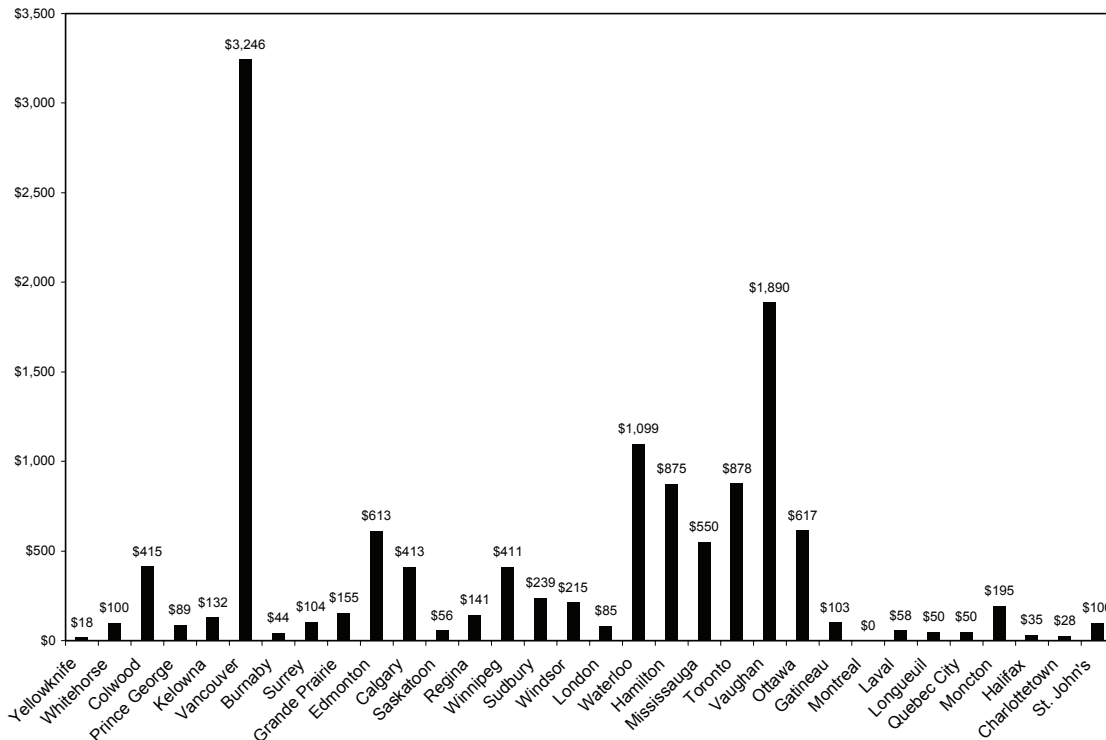
In municipalities without development charges, land dedications represent the most costly of municipal GICs.

Development application and processing fees

Figure 3-4 shows estimates for the fees associated with obtaining planning approvals. In most municipalities, this fee is based on a fixed amount per subdivision plus a per unit charge. It is assumed that the house is located in a 40-unit subdivision and that all planning designations and zoning is in place to allow the development. Highlights include:

- Vancouver has by far the highest development application fees. This result is specious to some extent, as no 40-unit subdivision of detached homes has been built in that city for some years.
- The next highest charge is in Vaughan. This reflects the fact that fees must be paid to the city, the regional government and the Conservation Authority in most areas.
- Fees are also high in Toronto, Mississauga, Hamilton, and Waterloo.
- Charges are below in \$2,500 per unit in 21 municipalities.
- Montreal is the only city in the study sample with no application and processing fees.

Figure 3-4: Development Application and Processing Fees on Single-Detached Dwellings

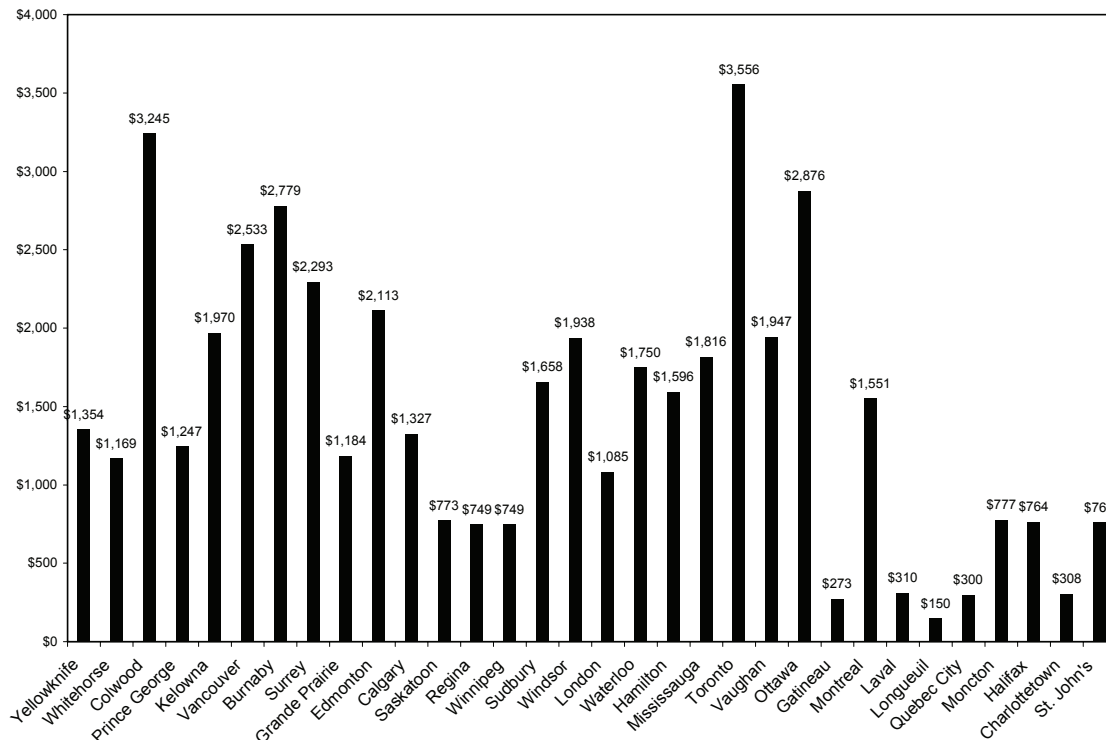


Building permit fees

Building permit fees are usually based on the construction value of the house or the dwelling size. Highlights from Figure 3-5 include:

- Toronto has the highest building permit fees due to high construction costs and the large size of the typical house (largest in our sample).
- Fees are also high in the Vancouver area and in Colwood.
- Elsewhere, fees are high in Ottawa and Edmonton.
- 13 municipalities have fees of between \$1000 and \$2,000.
- The remaining 11 municipalities have fees less than \$1,000.
- Building permit fees are low in Quebec, except for Montreal.

Figure 3-5: Building Permit Fees on Single-Detached Dwellings



The variation in building permit fees is due in part to the wide range of construction costs across the country.

Total Municipal GICs

Figure 3-6 shows the total estimated municipal charges on new single-detached housing for the study jurisdictions. This includes the infrastructure charges, land dedications, development approvals, and building permit fees itemized above. Highlights include:

- Total charges vary from a low of \$1,461 in Charlottetown to a high of \$39,821 in Vaughan.
- Surrey and the Toronto area municipalities (Vaughan, Mississauga and Toronto) had the highest total charges, being over \$30,000. For most of these municipalities, high infrastructure charges contributed to the high total charges, whereas in Toronto, it was the value of the land dedications that contributed most to its charge profile.
- Another four municipalities – Colwood, Waterloo, Hamilton, and Ottawa had charges between \$20,000 and \$30,000.
- Total charges in Quebec, Atlantic Canada, and territories were all below \$10,000.

Figure 3-6: Total Municipal GICs on Single-Detached Dwellings

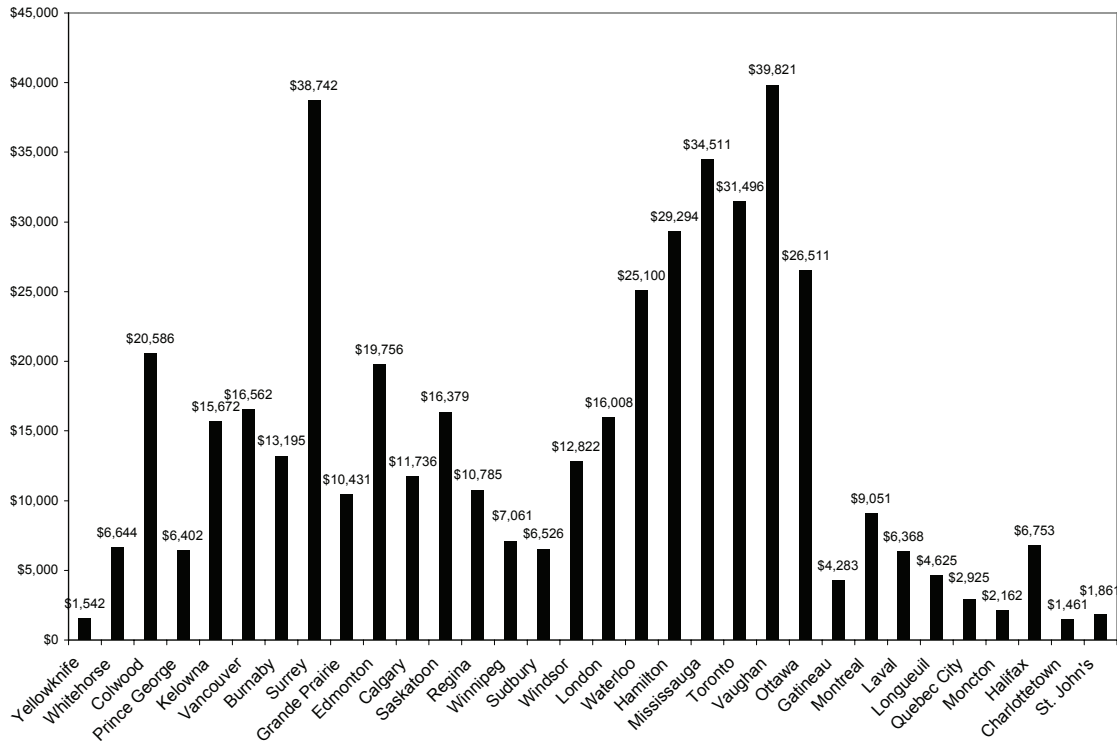
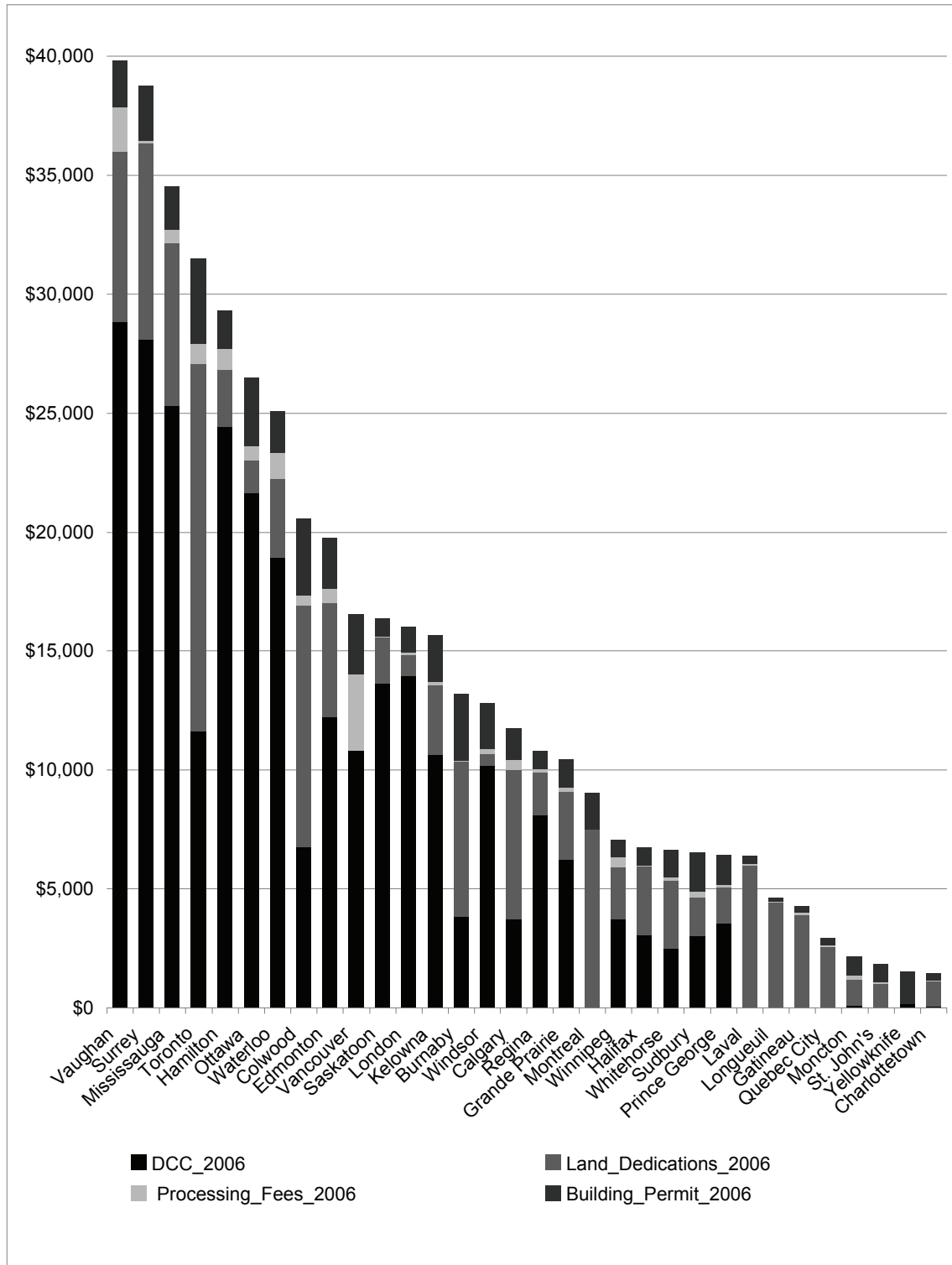


Figure 3-7 shows the total municipal GICs, broken down by type. The municipalities are arranged from left to right in descending order. Highlights include:

- Infrastructure charges are the largest component of the total GICs in about half the municipalities, especially in provinces to the west of Quebec.
- In a few municipalities west of Quebec, including Toronto, Colwood, Burnaby and Calgary, land dedications are the largest component of the total GICs.
- For municipalities in Quebec and Atlantic Canada, land dedications are the largest component.
- The smallest component in all municipalities is the development application and processing fees.

Figure 3-7: Total Municipal GICs, by Type, on Single-Detached Dwellings

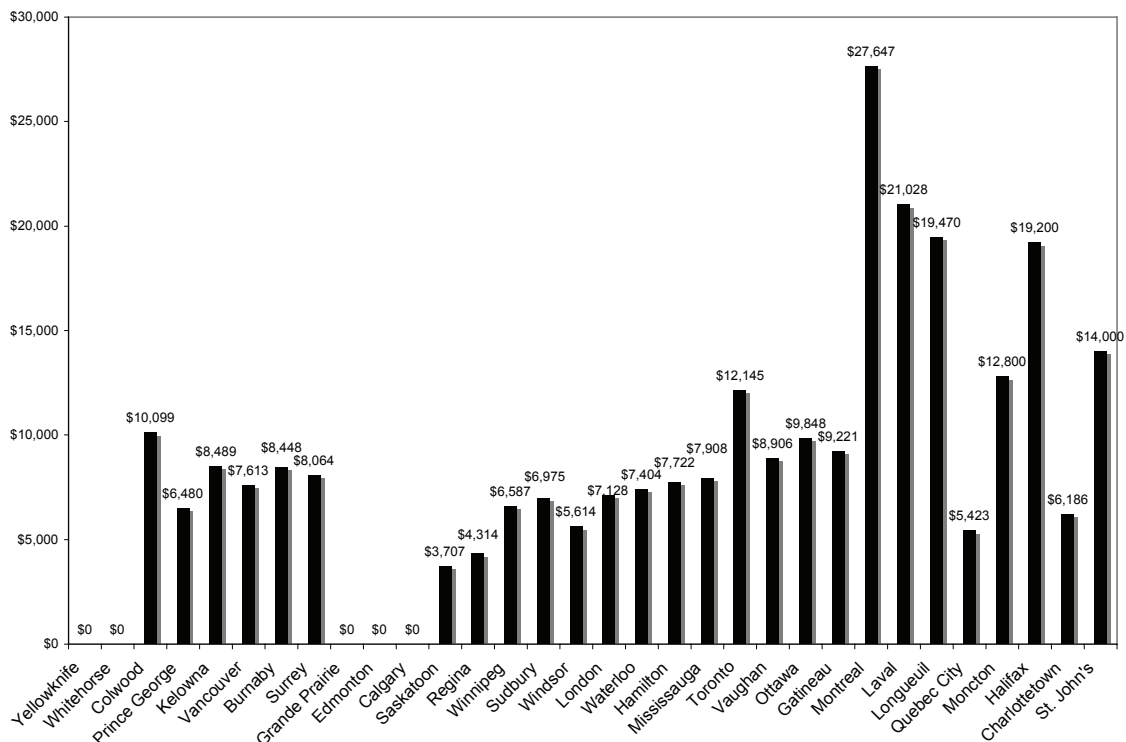


Provincial sales taxes

Figure 3-8 presents estimates of provincial sales taxes collected on new, detached dwellings in the study municipalities. This includes taxes on the sale price of the dwelling in Quebec and Atlantic Canada, except PEI, and on building materials only in BC, Saskatchewan, Manitoba, Ontario and PEI. Municipalities in the territories and Alberta have no provincial sales taxes. Highlights include:

- The highest taxes are in the Montreal region (where house prices are too high to benefit from the Quebec Sales Tax rebate) and in Atlantic Canada, except for PEI. These are in the provinces where sales taxes are applied to the full price of the house rather than building materials only.
- In Ontario, the highest PST is found in Toronto, followed by Ottawa and Vaughan.
- In BC, the highest PST is generated by a home in Colwood, followed by Kelowna and Burnaby.
- Of those municipalities where PST is applied, Saskatoon, Regina Windsor, and Quebec City, have the lowest taxes, all being less than \$6,000.

Figure 3-8: Provincial Sales Taxes on Single-Detached Dwellings

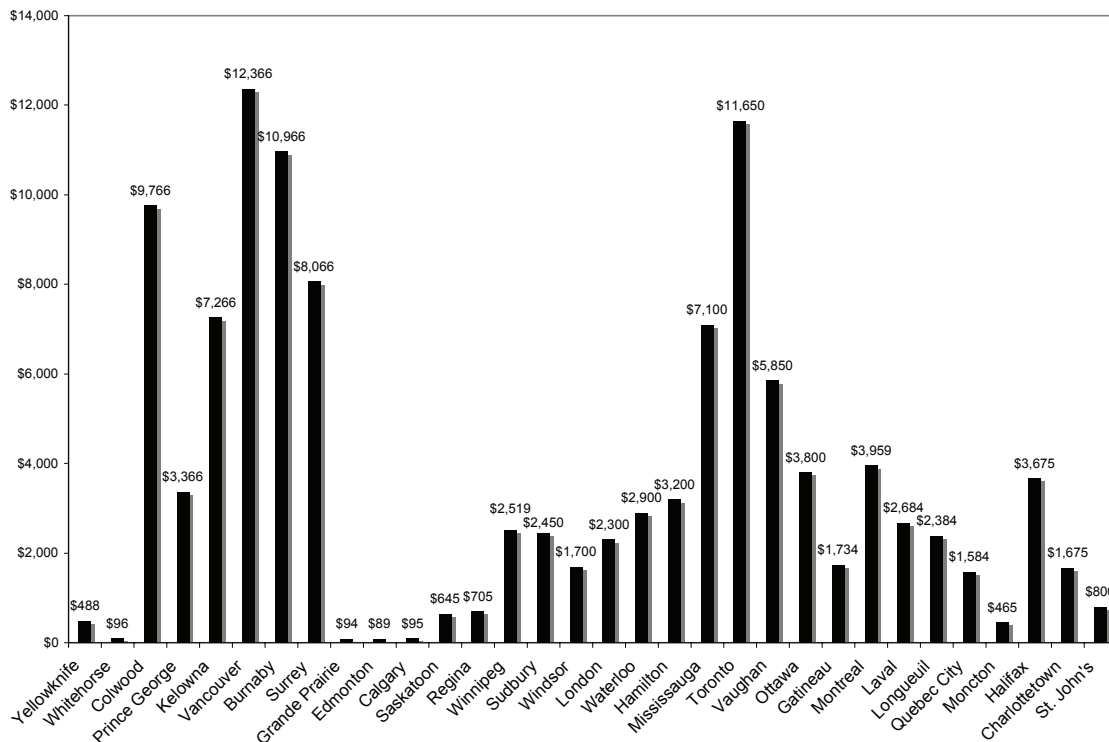


Land transfer taxes and registry fees

Figure 3-9 presents estimates of the provincial land transfer and title registry fees collected on the sale of a typical new house in the study municipalities. Highlights include:

- Rates vary widely, from a low of \$89 in Edmonton to a high of \$12,366 in Vancouver.
- In general, municipalities in BC (except Prince George), and the Toronto area had the highest charges.
- Among the other municipalities, Prince George, Hamilton, Ottawa, Montreal and Halifax had charges above \$3,000.
- Charges were lowest in Alberta and the territories.

Figure 3-9: Registry Fees and Land Transfer Taxes on Single-Detached Dwellings



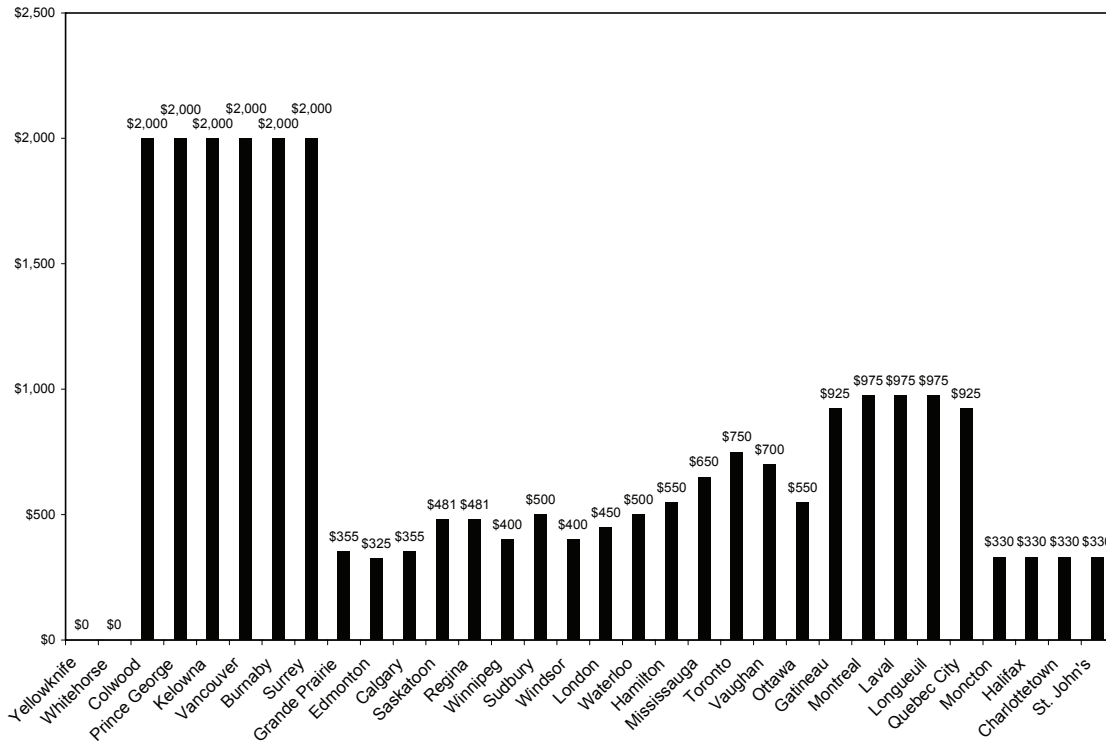
In most municipalities, these fees are paid to provincial agencies. However, in Halifax the deed tax is collected by the municipality.

New home warranty fees

Fees paid by builders for new home warranties are shown in Figure 3-10. These programs are mandatory in most study municipalities (i.e., in BC, Ontario, and Quebec). The fees paid to voluntary programs in other provinces are included here for consistency purposes. There are no new home warranty fees in the territories. Highlights include:

- The highest fees (\$2,000) are paid in BC municipalities.
- Fees are also relatively high in Quebec municipalities, i.e., over \$900 per unit.
- Fees in Ontario vary from \$400 to \$750, with the highest fee in Toronto.
- In the other provinces, fees are below \$500 per unit.

Figure 3-10: New Home Warranty Fees on Single-Detached Dwellings

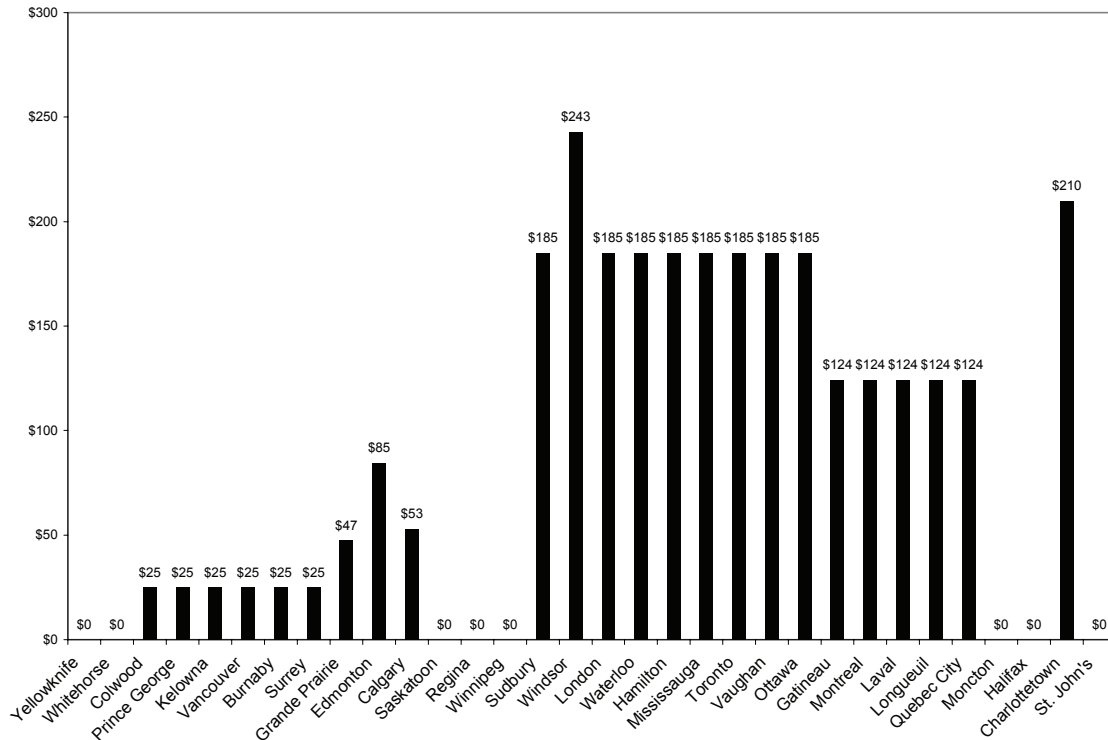


Other provincial charges

In most provinces, developers and builders pay out modest fees to provincial agencies for plumbing or electrical inspections, engineering review, or home warranty licensing. Figure 3-11 shows the value of these charges on a detached home in the study municipalities. Highlights include:

- Windsor has the highest such charges, reflecting the fact that developers in this city pay an engineering review fee (for the Ministry of Environment Certificate of Approval) to the province instead of to municipal governments. In other Ontario municipalities, the only provincial charge is paid to the Electrical Safety Authority.
- The next highest fee paid is in Charlottetown, where builders pay plumbing and electrical inspection fees to the provincial government.
- Charges in Quebec municipalities are moderate, paid to the Régie du bâtiment du Québec.
- In Alberta, a fee that varies from \$47 to \$85 per unit is paid to the Safety Codes Council.
- In BC, a \$25 per unit licensing fee is paid the Homeowner Protection Office.

Figure 3-11: Other Provincial Charges on Single-Detached Dwellings

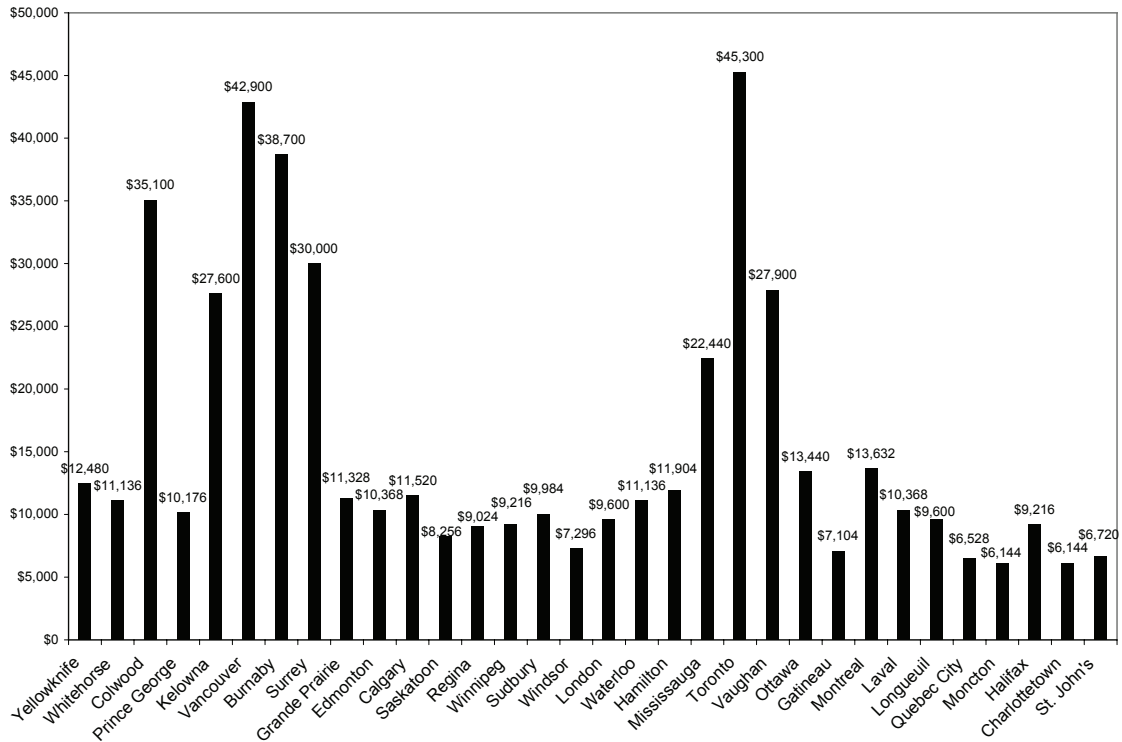


Goods and Services Tax

Figure 3-12 shows the GST payable on a typical single-detached home in each of the study municipalities. The GST of 6% is applied to the selling price of the home. Due to a 36% rebate, the GST payable on most homes is 3.84% except in very high priced jurisdictions, such as Surrey, Vancouver, Colwood, Kelowna, Vaughan, and Toronto. Highlights include:

- The highest GST is paid in BC (except for Prince George) and the Toronto area. Over \$22,000 is paid in GST in each of these jurisdictions.
- The highest GST collected is in Toronto, where the typical detached dwelling pays \$45,300, followed by Vancouver at \$42,900.
- The lowest GST is collected in Moncton and Charlottetown, St. John's and Quebec City, where the tax is under \$7,000.

Figure 3-12: GST on Single-Detached Dwellings



Total GICs

Figure 3-13 shows the total GICs paid on the typical new detached dwelling in the study municipalities. This includes all municipal and provincial GICs, and the federal GST. Highlights include:

- Total GICs exceed \$60,000 in eight municipalities - Colwood, Kelowna, Vancouver, Burnaby, Surrey, Mississauga, Toronto, and Vaughan.
- The highest charge is in Toronto - \$101,526.
- A second tier of 20 municipalities have GICs totalling between \$20,000 and \$60,000.
- Four municipalities - Yellowknife, Whitehorse, Quebec City and Charlottetown have GIC totals of less than \$20,000.

Figure 3-13: Total GICs on Single-Detached Dwellings

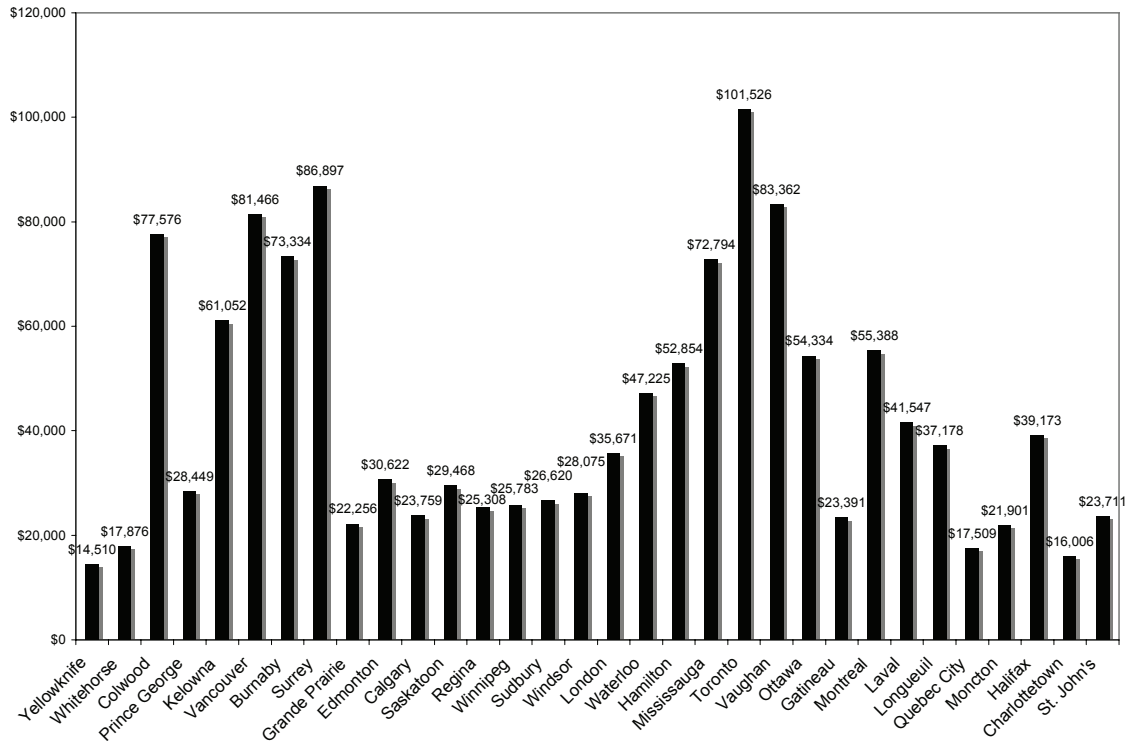


Figure 3-14 presents the total GICs payable on single-detached homes, broken down into municipal, provincial and federal charges. The municipalities are arranged in descending order of total charges paid. Highlights include:

- In seven municipalities - Toronto, Vancouver, Colwood, Burnaby, Kelowna, Whitehorse and Yellowknife, the largest share of the charges is the federal sales tax. In Toronto and the BC cities, this is due to very high housing prices. In Whitehorse and Yellowknife it is because other charges are very low.
- In 13 other municipalities, municipal charges are the largest component of the cumulative GICs. These tend to be cities where infrastructure charges are high.
- In 12 municipalities, the provincial charges make up the largest share of the total GICs. Many of these are cities where PST is charged on the selling price of the house.

Figure 3-14: Total GICs by Type on Single-Detached Dwellings

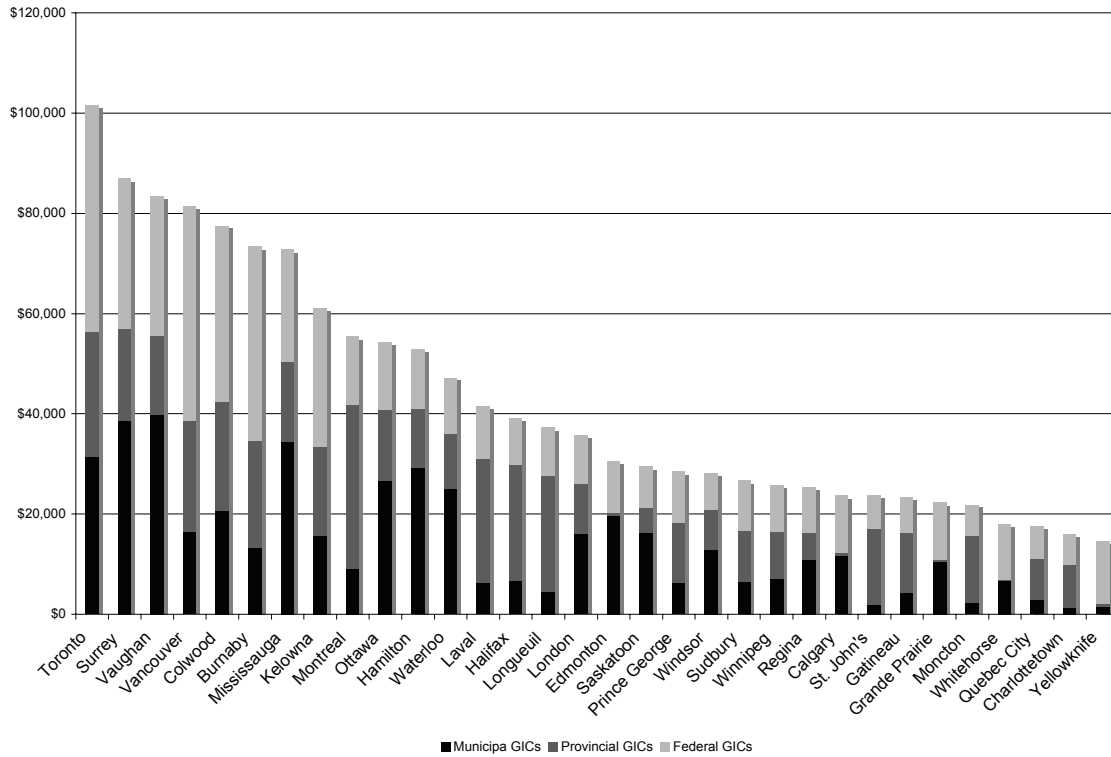
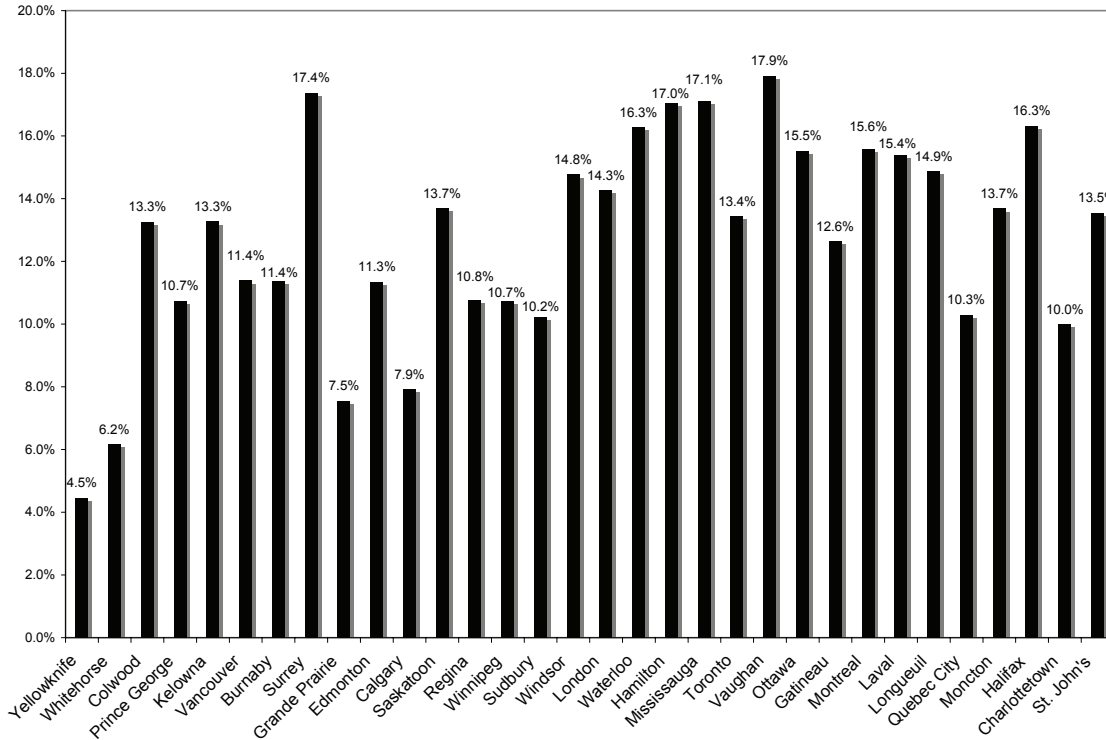


Figure 3-15 shows the total GICs paid in each municipality as a percentage of selling price. Highlights include:

- In Halifax, Vaughan, Mississauga, Hamilton, Waterloo, and Surrey, GICs represent more than 16% of the selling price of new detached homes.
- Another six cities - Windsor, London, Ottawa, Montreal, Laval, Longueuil - have total GICs that make up 14-16% of house prices.
- The lowest percentages are in western cities with moderate housing prices and no PST - Yellowknife, Whitehorse, Grande Prairie, and Calgary, all less than 8%.

Figure 3-15: Total GICs as Percent of Price on Single-Detached Dwellings



Detailed summary of GICs

Figure 3-16 presents a detailed summary of the GICs payable on a typical new detached dwelling in the 32 study municipalities.

Figure 3-16: GICs on Single-Detached Dwellings

Municipality	Net Price	Infra-structure Charges	Land Deductions	Processing Fees	Building Permit	Total Municipal Charges	PST	Registry Transfer	New Home Warranty	Other Provincial Charges	Total Provincial Charges	GST	Total GICs	Percent of Price
St. John's	175,000	0	1,000	100	761	1,861	14,000	800	330	0	15,130	6,720	23,711	13.5%
Charlottetown	160,000	56	1,069	28	308	1,461	6,186	1,675	330	210	8,401	6,144	16,006	10.0%
Halifax	240,000	3,060	2,894	35	764	6,753	19,200	3,675	330	0	23,205	9,216	39,173	16.3%
Moncton	160,000	100	1,090	195	777	2,162	12,800	465	330	0	13,595	6,144	21,901	13.7%
Quebec City	170,000	0	2,575	50	300	2,925	5,423	1,584	925	124	8,056	6,528	17,509	10.3%
Longueuil	250,000	0	4,425	50	150	4,625	19,470	2,384	975	124	22,953	9,600	37,178	14.9%
Laval	270,000	0	6,000	58	310	6,368	21,028	2,684	975	124	24,811	10,368	41,547	15.4%
Montreal	355,000	0	7,500	0	1,551	9,051	27,647	3,959	975	124	32,706	13,632	55,388	15.6%
Gatineau	185,000	0	3,907	103	273	4,283	9,221	1,734	925	124	12,004	7,104	23,391	12.6%
Ottawa	350,000	21,652	1,367	617	2,876	26,511	9,848	3,800	550	185	14,383	13,440	54,334	15.5%
Vaughan	465,000	28,825	7,159	1,890	1,947	39,821	8,906	5,850	700	185	15,641	27,900	83,362	17.9%
Toronto	755,000	11,644	15,418	878	3,556	31,496	12,145	11,650	750	185	24,730	45,300	101,526	13.4%
Mississauga	425,000	25,310	6,835	550	1,816	34,511	7,908	7,100	650	185	15,843	22,440	72,794	17.1%
Hamilton	310,000	24,445	2,378	875	1,596	29,294	7,722	3,200	550	185	11,657	11,904	52,854	17.0%
Waterloo	290,000	18,948	3,303	1,099	1,750	25,100	7,404	2,900	500	185	10,989	11,136	47,225	16.3%
London	250,000	13,936	903	85	1,085	16,008	7,128	2,300	450	185	10,063	9,600	35,671	14.3%
Windsor	190,000	10,178	491	215	1,938	12,822	5,614	1,700	400	243	7,957	7,296	28,075	14.8%
Subsury	260,000	3,017	1,612	239	1,658	6,526	6,975	2,450	500	185	10,110	9,984	26,620	10.2%
Winnipeg	240,000	3,740	2,161	411	749	7,061	6,587	2,519	400	0	9,506	9,216	25,783	10.7%
Regina	235,000	8,105	1,789	141	749	10,785	4,314	705	481	0	5,500	9,024	25,308	10.8%
Saskatoon	215,000	13,611	1,939	56	773	16,379	3,707	645	481	0	4,833	8,256	29,468	13.7%
Calgary	300,000	3,718	6,278	413	1,327	11,736	0	95	355	53	503	11,520	23,759	7.9%
Edmonton	270,000	12,228	4,802	613	2,113	19,756	0	89	325	85	499	10,368	30,622	11.3%
Grande Prairie	295,000	6,213	2,879	155	1,184	10,431	0	94	355	47	496	11,328	22,256	7.5%
Surrey	500,000	28,100	8,245	104	2,293	38,742	8,064	8,066	2,000	25	18,155	30,000	86,897	17.4%
Burnaby	645,000	3,851	6,521	44	2,779	13,195	8,448	10,966	2,000	25	21,439	38,700	73,334	11.4%
Vancouver	715,000	10,783	0	3,246	2,533	16,562	7,613	12,366	2,000	25	22,004	42,900	81,466	11.4%
Kelowna	460,000	10,613	2,957	132	1,970	15,672	8,489	7,266	2,000	25	17,780	27,600	61,052	13.3%
Prince George	265,000	3,557	1,510	89	1,247	6,402	6,480	3,366	2,000	25	11,870	10,176	28,449	10.7%
Colwood	585,000	6,764	10,162	415	3,245	20,586	10,099	9,766	2,000	25	21,890	35,100	77,576	13.3%
Whitehorse	290,000	2,500	2,875	100	1,169	6,644	0	96	0	0	96	11,136	17,876	6.2%
Yellowknife	325,000	170	0	18	1,354	1,542	0	488	0	0	488	12,480	14,510	4.5%

3.2 GICs on Row Houses and Apartments

The preceding section presented estimates of GICs on typical, median-priced detached dwellings in the 32 study municipalities. This section presents similar estimates for row houses and apartments. To avoid excessive detail, only the estimates of total GICs are presented. The full breakdown of these charges is available in the detailed estimates presented in Appendix A. As explained in Chapter 1, estimates of GICs on row houses and apartments are provided only for municipalities where justified by sufficient building activity.

The characteristics of the typical row house found in the study municipalities are presented in Figure 3-17, while those of apartments are shown in Figure 3-18. The net price is the 50th percentile (median) price for homes sold in that municipality in 2006, net of sales taxes and rounded to the nearest \$5,000. The dwelling and lot sizes are based on data provided by builders.

Figure 3-17: Characteristics of Row Houses

City	Net Price	Dwelling Size (sq. ft.)	Lot Size (front ft.)
Longueuil	\$180,000	1,300	30
Ottawa	\$215,000	1,300	18
Toronto	\$295,000	1,500	18
Mississauga	\$260,000	1,400	22
Hamilton	\$215,000	1,400	24
Waterloo	\$200,000	1,200	20
London	\$220,000	1,400	22
Windsor	\$180,000	1,200	30
Regina	\$140,000	1,000	20
Burnaby	\$370,000	1,400	16
Surrey	\$265,000	1,400	16
Vancouver	\$525,000	1,300	16

Figure 3-18: Characteristics of Apartments

City	Net Price	Dwelling Size (sq. ft.)
Halifax	210,000	1,200
Quebec City	125,000	900
Montreal	205,000	1,200
Laval	160,000	1,100
Longueuil	145,000	1,000
Ottawa	180,000	900
Vaughan	305,000	1,000

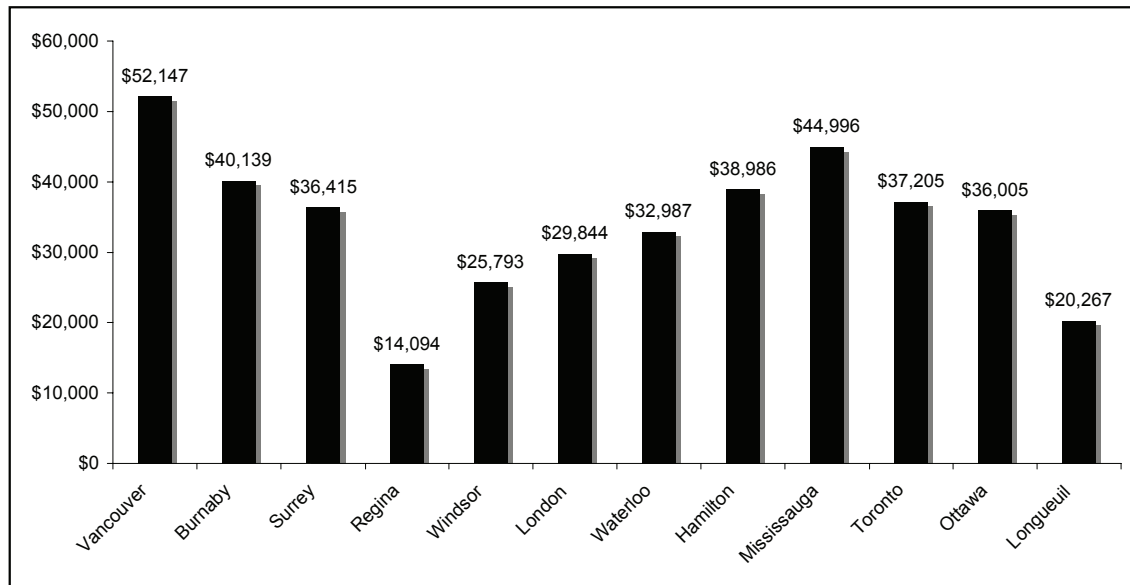
Toronto	195,000	600
Mississauga	235,000	800
Calgary	250,000	1,000
Edmonton	190,000	1,000
Burnaby	245,000	900
Surrey	205,000	800
Vancouver	270,000	900
Kelowna	210,000	1,000

GICs on Row Houses

Figure 3-19 presents the estimates of GICs on row houses. Highlights include:

- The total GICs are highest in Vancouver, followed by Mississauga and Burnaby, all of which had charges of over \$40,000 per unit.
- Surrey, Hamilton, Toronto and Ottawa have charges over \$35,000.
- The lowest charge in this group is Regina.
- In general, the pattern for single-detached dwellings matched that for row houses.
- Total charges on row houses were less than the charges on detached dwellings for all cities.

Figure 3-19: Total GICs on Row Houses

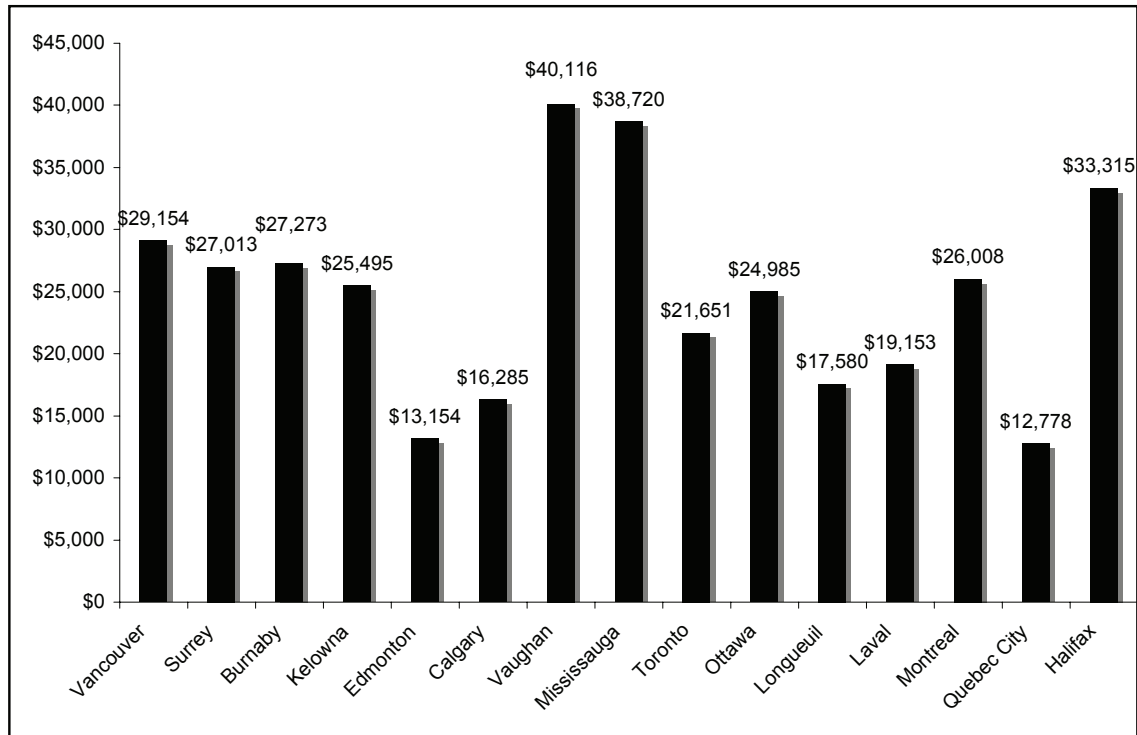


GICs on Condominium Apartments

Figure 3-19 presents the estimates of GICs on condominium apartments. Highlights include:

- The highest charge is for Vaughan and Mississauga (where infrastructure charges are very high) and then Halifax (where sales taxes are high) and Vancouver (where housing prices and land values are high).
- The lowest charges are in Quebec City (low housing price and no infrastructure charges), Edmonton and Calgary (no PST).
- All apartment GIC totals are lower than for corresponding detached dwellings.

Figure 3-19: Total GICs on Condominium Apartments



3.3 Property Taxes

In the previous sections of this chapter, we estimated the charges payable by developers and builders on new housing. In this section, we estimate property taxes, which are paid by the home owner, on single-detached housing.

Background on property taxes

The property tax is an annual charge paid by the owners of real property to local authorities, especially local and regional municipal governments and school boards. Each province has legislation requiring that property be assessed for taxation on the basis of some unit of value. Most jurisdictions have moved to a market value system. Property is assessed by either the municipality or the province/territory on a periodic basis (called the "base year"). A property tax rate is determined on a yearly basis by municipal council and applied to the assessed value of a property to determine the taxes payable. Rates are expressed as a mill

rate (per \$1,000 of assessed value) or as a percentage of assessed value. Rates for rental properties are sometimes higher than for ownership properties.

In some jurisdictions, user fees are imposed on services (such as garbage collection, snow removal, etc.) that are covered by property taxes in most other jurisdictions. For consistency purposes, these user fees are included in the estimation of property taxes.

Capitalization of Property Taxes

Property taxes are a major cost component that affects everyone's housing purchase. Lenders consider monthly outlays on "principal, interest and taxes" when determining the maximum size and type of mortgage a household can take out. Because the taxes are paid over time, the comparison with the other government charges requires that their present value be calculated and this involves the selection of a "discount" or "capitalization" rate. The 10% rate was chosen as being the most reasonable and hopefully the least controversial. The Treasury Board of Canada in their Cost/Benefit Guidelines for discounting the future costs and benefits for Federal projects strongly recommends the use of 10% as the capitalization rate. The rate reflects the loss of consumption but also the loss of earnings in the foregone other investments. The present value of a \$1,000 per annum stream of payments that would continue forever is equal to \$10,000 = \$1,000 / 0.10. A 5% discount rate would double the present value of the property tax as the division would be by 0.05. Expectation of growth in the tax would also increase the present value. The 10% discount rate is a conservative one.

The 10% discount rate may appear high given that mortgage interest rates are almost half this rate. However, we believe that this discount rate is reasonable given the usual way property taxes are set and considered by home buyers. Full market value is the formal method for calculating the tax liability but the assessments are often lower to reduce administration costs. The high discount rate will compensate for the typical understatement of property value used in making the tax calculation. In addition, most people tend to underestimate the burden of future liabilities and focus on the current purchase price and their financial situation when buying a new home. Expected income increases in the future and excitement generated by the prospect of a new home also lessen the perceived impact of future property tax payments.⁸

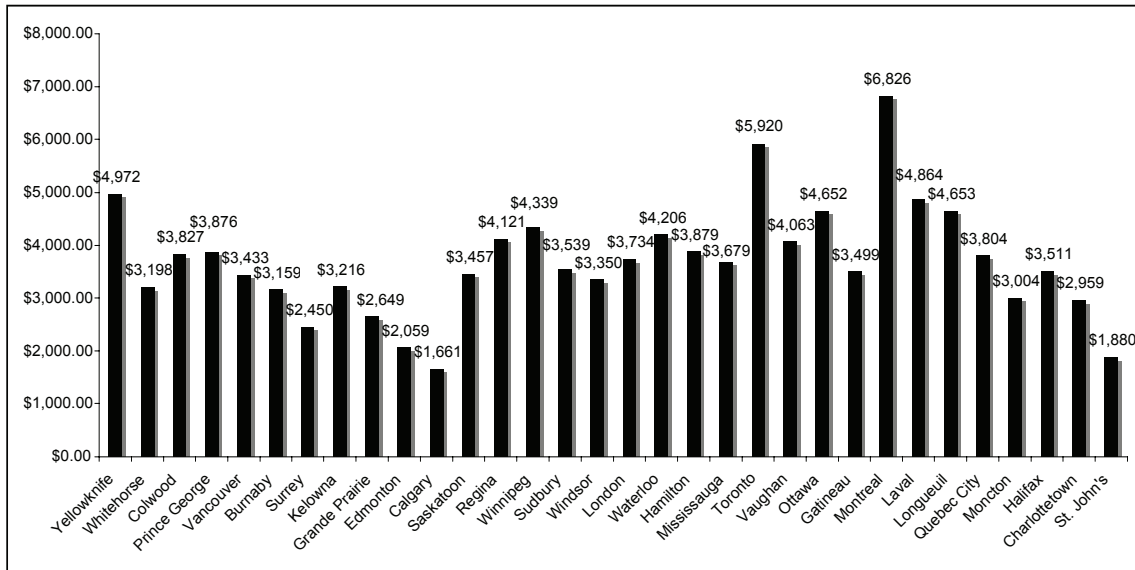
Estimates of property taxes on detached dwellings

Estimates of the annual property taxes payable on detached dwellings appear in Figure 3-20. Appendix A shows details of the calculation of annual property taxes in each of the 28 municipalities. Highlights include:

⁸ Other studies have confirmed this bias. It explains why younger Canadians typically under-invest for their retirement.

- Property taxes range from a high of \$6,826 in Montreal and \$5,920 in Toronto, to a low of \$1,880 in St. John's and \$1,661 in Calgary.
- In most municipalities, the estimated property taxes are in the \$2,000-\$4,000 range.
- Property taxes are relatively low in Alberta and Atlantic Canada.

Figure 3-20: Property Taxes on Single-Detached Dwellings

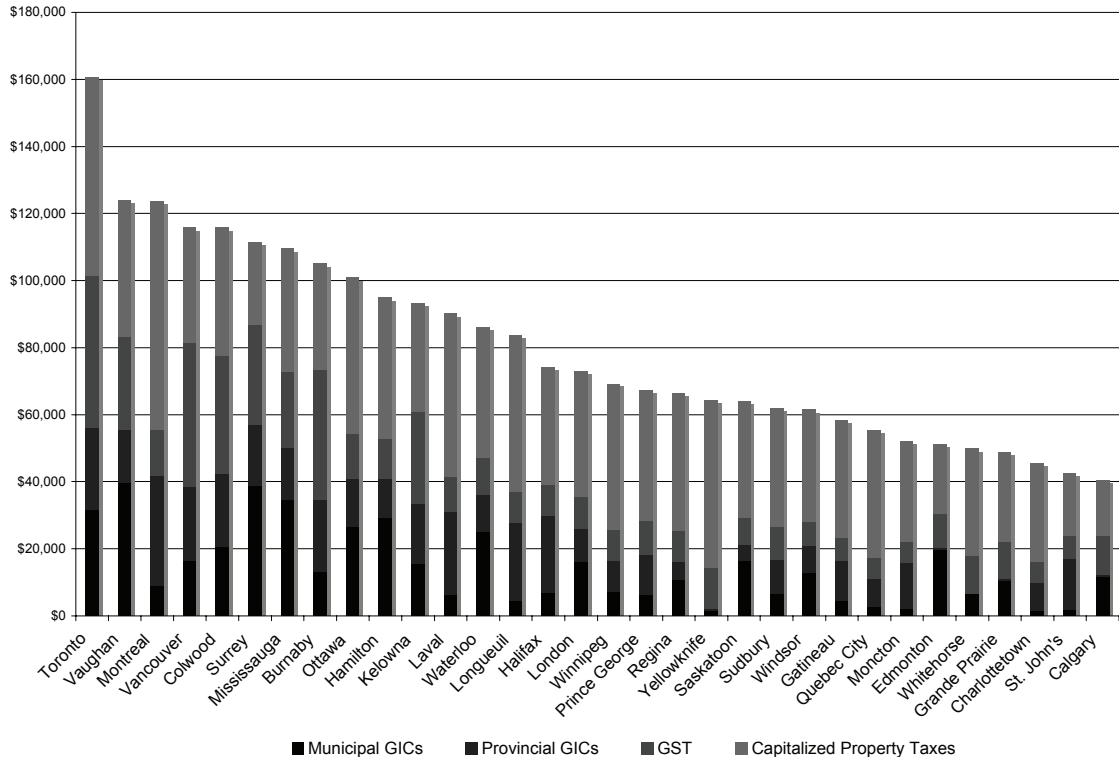


3.4 Summary

Figure 3-21 summarizes all the GICs discussed above by aggregated municipal and provincial GICs, the GST and the capitalized property tax. Highlights include:

- There is a very wide range of charges across municipalities, ranging from \$160,730 in Toronto down to \$40,374 in Calgary.
- The lowest charges tend to be in the Atlantic provinces (with the exception of Halifax) and Alberta.
- Quebec municipalities are spread throughout the spectrum.
- The highest charges are found in the country's three largest cities - Toronto, Vancouver and Montreal.
- The capitalized property tax makes up the largest charge in almost all municipalities.

Figure 3-21: Total GICs Plus Capitalized Property Taxes



4 Trends in GICs from 2002 to 2006

4.1 Overview of the Patterns of Change

Introduction

This chapter analyzes the data presented above in more detail and shows the changes in the charges between 2002 and 2006. The two sections after the introduction describe the data and explain the adjustments that had to be made to the statistics developed in the 2002 CMHC study to allow a fair comparison with the current 2006 statistics. Two approaches were examined: recalculation of the 2002 GICs using actual 2002 median house prices; and adjustment of the GICs using an adjustment ratio method. The recalculation method was used to report on the changes.⁹ The 2006 GICs are compared with their 2002 levels for the municipalities on which matching data are available. Changes in the major categories of charges (municipal charges, other government fees and taxes, property taxes) are also shown.

The focus of the analysis is on the single-detached housing sector as we have the most observations for detached houses and possibly the most representative statistics. This current study developed data on 32 municipalities, of which 28 were also included in the 2002 survey. Almost all of the municipalities had a large enough number of detached houses built to yield reasonable information on costs and charges. Many municipalities did not have enough higher density dwellings built in 2006 to warrant the collection of data on “typical” units. Moreover, the higher density buildings are more varied in style and in location making it difficult for developers and municipal officers to characterize a “median” type. We expect considerable variation over time in the nature of the higher density options to make comparisons with the 2002 statistics unreliable indicators of changes in fee and tax levels. The comparisons may be misleading by showing primarily the differences due to building quality and location rather than differences in fiscal policy. Given that many municipalities have changed the way new multi-unit buildings are taxed, the 2002-2006 changes can reflect one time events and not be indicators of new trends. The equalization of tax rates across building types makes it possible to draw inference to other building types from a study of the detached house market and fiscal charges.

⁹ When the adjusted GICs using the two methods are compared, the overall difference (ie. the sum of the GICs across the 28 municipalities) was less than \$200. There were, however, some differences in the municipal charges within the GIC amounts. Half the municipalities showed a difference of less than 5 per cent and all but four less than 10 per cent. Using the actual median price increased the GIC total for Montreal by 42 per cent and reduced the GIC total for Toronto by 13 per cent. The adjusted GICs using the actual 2002 median price are used for the analysis in this section.

The Median/Quintile Adjustment

The current survey asked developers and builders about the characteristics of a “typical” or a “median priced” dwelling in 2006. Developers were given the median price as recorded by CMHC to help them appreciate the type of building we were trying to assess and then they were asked about sizes, land values, and constructions costs, etc. The 2002 survey sought information on a “modest” house that would lie in the 20th to 25th percentile price range of new houses. About one in five or one in four houses built in that year would have had a lower price.

The GICs in the 2002 report were recalculated for the 28 municipalities to reflect the cost for a median rather than a “modest” priced single family detached house. The median price was obtained from CMHC for all cities except Whitehorse and Yellowknife. For these cities, the quartile/quintile price was increased by 14 percent, the difference that prevailed in Grand Prairie. The construction cost and the residual land value were increased by the same proportion. Lot dimensions were not changed. Table 4-1 shows the selling price of the modest house from the original 2002 study and the recalculated selling price in 2002 of the median house, as well as a ratio of the two prices.

The formulas used in the 2002 report were applied to each city and the municipal, provincial and federal charges were recalculated for the median house. The original and resulting adjusted municipal components of the GICs for 2002 are shown in Table 4-2 along with a ratio comparing the total municipal charges. Table 4-3 shows the original and adjusted provincial and federal charges for 2002 and then the recalculated total GICs along with a ratio comparing the total GIC amounts. In each table, the numbers in the adjusted column reflect the recalculated charges based on a median house in 2002; those in the original column are for the modest house from the original 2002 study. The very large increase in Montreal is due mostly to the 10 percent land dedication cost. The higher than proportional increase is due to the 10 percent being applied to the land value less the \$16,116 infrastructure development cost that is applied only in Montreal.

	Municipality	Original Price (quartile)	Adjusted Price (median)	Ratio
1	St. John's	130,000	145,750	1.12
2	Charlottetown	125,000	160,000	1.28
3	Halifax	140,000	174,000	1.24
4	Moncton	120,000	139,800	1.17
5	Quebec City	110,000	145,000	1.32
6	Longueuil	140,000	190,000	1.36
7	Laval	155,000	200,000	1.29
8	Montreal	145,000	250,000	1.72
9	Gatineau	135,000	140,000	1.04
10	Ottawa	230,000	274,900	1.20
11	Vaughan	275,000	311,990	1.13
12	Toronto	285,000	500,000	1.75
13	Mississauga	260,000	292,990	1.13
14	Windsor	150,000	164,000	1.09
15	London	160,000	203,959	1.27
16	Sudbury	150,000	180,000	1.20
17	Winnipeg	145,000	179,900	1.24
18	Regina	135,000	156,471	1.16
19	Saskatoon	145,000	163,998	1.13
20	Calgary	175,000	211,500	1.21
21	Edmonton	165,000	187,900	1.14
22	Grande Prairie	130,000	148,000	1.14
23	Surrey	315,000	379,000	1.20
24	Burnaby	395,000	448,598	1.14
25	Kelowna	210,000	285,000	1.36
26	Prince George	160,000	195,000	1.22
27	Whitehorse	150,000	170,769	1.14
28	Yellowknife	165,000	187,846	1.14

Table 4-2: Municipal Fees and Charges for Modest and Median Price Houses in 2002

	Infrastructure Charges		Land Dedications		Development Application Process. Fees		Building Permit Fees		Total Municipal Charges		Ratio
	Original	Adjusted	Original	Adjusted	Original	Adjusted	Original	Adjusted	Original	Adjusted	
St. John's	0	0	1,900	2,373	100	100	725	778	2,725	3,250	1.19
Charlottetown	0	0	400	904	7	7	372	414	779	1,325	1.70
Halifax	5,300	5,300	1,720	2,631	41	41	579	698	7,640	8,670	1.13
Moncton	100	100	290	670	25	25	767	871	1,182	1,666	1.41
Quebec City	0	0	750	1,545	11	11	264	264	1,025	1,821	1.78
Longueuil	0	0	1,890	3,128	50	50	264	264	2,204	3,442	1.56
Laval	0	0	1,160	2,089	53	53	384	384	1,597	2,526	1.58
Montreal	0	0	1,388	3,561	0	0	810	1,314	2,198	4,875	2.22
Gatineau	0	0	1,350	1,475	50	50	314	314	1,714	1,839	1.07
Ottawa	19,473	19,473	1,476	2,125	230	230	1,281	1,533	22,460	23,361	1.04
Vaughan	21,657	21,657	3,555	4,308	301	301	1,766	1,997	27,279	28,263	1.04
Toronto	5,543	5,543	4,363	8,587	274	274	2,458	4,313	12,638	18,717	1.48
Mississauga	18,650	18,650	3,880	4,613	136	136	1,639	1,847	24,305	25,245	1.04
Windsor	3,700	3,700	1,015	1,202	110	110	2,066	2,213	6,891	7,225	1.05
London	9,067	9,067	747	1,241	84	84	850	1,084	10,748	11,476	1.07
Sudbury	2,893	2,893	855	1,215	219	219	1,014	1,209	4,981	5,536	1.11
Winnipeg	2,961	2,961	883	1,422	302	302	728	833	4,874	5,518	1.13
Regina	6,601	6,601	1,090	1,563	164	164	500	500	8,355	8,828	1.06
Saskatoon	7,923	7,923	1,220	1,644	56	56	573	638	9,772	10,261	1.05
Calgary	3,959	3,959	2,964	4,065	413	413	1,021	1,231	8,357	9,668	1.16
Edmonton	5,987	5,987	2,121	2,765	548	548	1,250	1,250	9,906	10,551	1.07
Grande Prairie	2,560	2,560	2,044	2,570	253	253	939	1,024	5,796	6,407	1.11
Surrey	19,820	19,820	3,609	4,747	101	101	1,738	2,244	25,268	26,911	1.07
Burnaby	3,439	3,439	6,521	6,521	39	39	1,750	1,927	11,749	11,927	1.02
Kelowna	8,863	8,863	2,290	2,290	131	131	1,041	1,325	12,325	12,609	1.02
Prince George	3,412	3,412	1,067	1,578	184	184	686	763	5,349	5,937	1.11
Whitehorse	2,500	2,500	0	0	25	25	613	700	3,138	3,225	1.03
Yellowknife	170	170	0	0	9	10	926	1,024	1,105	1,203	1.09

Table 4-3: Provincial and Federal Taxes, Charges and Fees for Modest and Median Price Houses in 2002

	New Home Warranty Fees		Registry Fees/ Land Transfer Tax		Provincial Sales Tax		GST		Total GICs		Ratio
	Original	Adjusted	Original	Adjusted	Original	Adjusted	Original	Adjusted	Original	Adjusted	
St. John's	295	295	635	706	10,400	11,660	5,824	6,530	19,879	22,441	1.13
Charlottetown	295	295	594	746	5,404	6,780	5,600	7,168	12,672	16,314	1.29
Halifax	295	295	2,170	2,680	11,200	13,920	6,272	7,795	27,577	33,360	1.21
Moncton	295	295	355	405	9,600	11,184	5,376	6,263	16,808	19,812	1.18
Quebec City	790	790	970	1,320	5,517	7,272	4,928	6,496	13,230	17,699	1.34
Longueuil	790	790	1,270	1,770	7,021	9,529	6,272	8,512	17,557	24,042	1.37
Laval	790	790	1,420	1,870	7,773	10,030	6,944	8,960	18,524	24,176	1.31
Montreal	790	790	1,320	2,370	7,272	12,538	6,496	11,200	18,076	31,772	1.76
Gatineau	790	790	1,220	1,270	6,770	7,021	6,048	6,272	16,542	17,192	1.04
Ottawa	486	486	2,095	2,544	5,565	6,556	10,304	12,316	40,910	45,262	1.11
Vaughan	540	540	2,670	3,225	5,519	6,188	12,320	13,977	48,327	52,194	1.08
Toronto	540	540	2,820	6,045	5,867	10,040	12,768	22,400	34,633	57,742	1.67
Mississauga	540	540	2,445	2,940	5,256	5,855	11,648	13,126	44,194	47,706	1.08
Windsor	432	432	1,295	1,435	4,117	4,460	6,720	7,347	19,455	20,899	1.07
London	432	432	1,395	1,835	4,454	5,586	7,168	9,137	24,197	28,466	1.18
Sudbury	432	432	1,295	1,595	4,234	4,991	6,720	8,064	17,661	20,617	1.17
Winnipeg	225	225	910	1,259	4,251	5,092	6,496	8,060	16,756	20,153	1.20
Regina	318	318	171	171	2,922	3,346	6,048	7,010	17,813	19,672	1.10
Saskatoon	327	327	171	171	2,965	3,320	6,496	7,347	19,731	21,427	1.09
Calgary	235	235	72	79	0	0	7,840	9,475	16,503	19,457	1.18
Edmonton	220	220	69	74	0	0	7,392	8,418	17,588	19,263	1.10
Grande Prairie	190	190	62	66	0	0	5,824	6,630	11,871	13,293	1.12
Surrey	525	525	4,355	5,635	5,930	7,132	14,112	16,979	50,190	57,182	1.14
Burnaby	525	525	5,955	7,027	5,425	6,102	22,175	25,184	45,829	50,765	1.11
Kelowna	525	525	2,255	3,755	4,452	5,831	9,408	12,768	28,966	35,488	1.23
Prince George	625	625	1,655	2,005	4,072	4,836	7,168	8,736	18,869	22,139	1.17
Whitehorse	0	0	155	176	0	0	6,720	7,650	10,013	11,052	1.10
Yellowknife	0	0	165	188	0	0	7,392	8,416	8,662	9,807	1.13

Comparisons

Figure 4-4 shows the individual components of the GICs for 2002 and 2006 for the 28 municipalities included in both studies. It presents averages for the 28 municipalities weighted by the number of housing starts in each municipality in each of the years. The values in the 2002 columns are in current dollars and have not been adjusted for inflation.

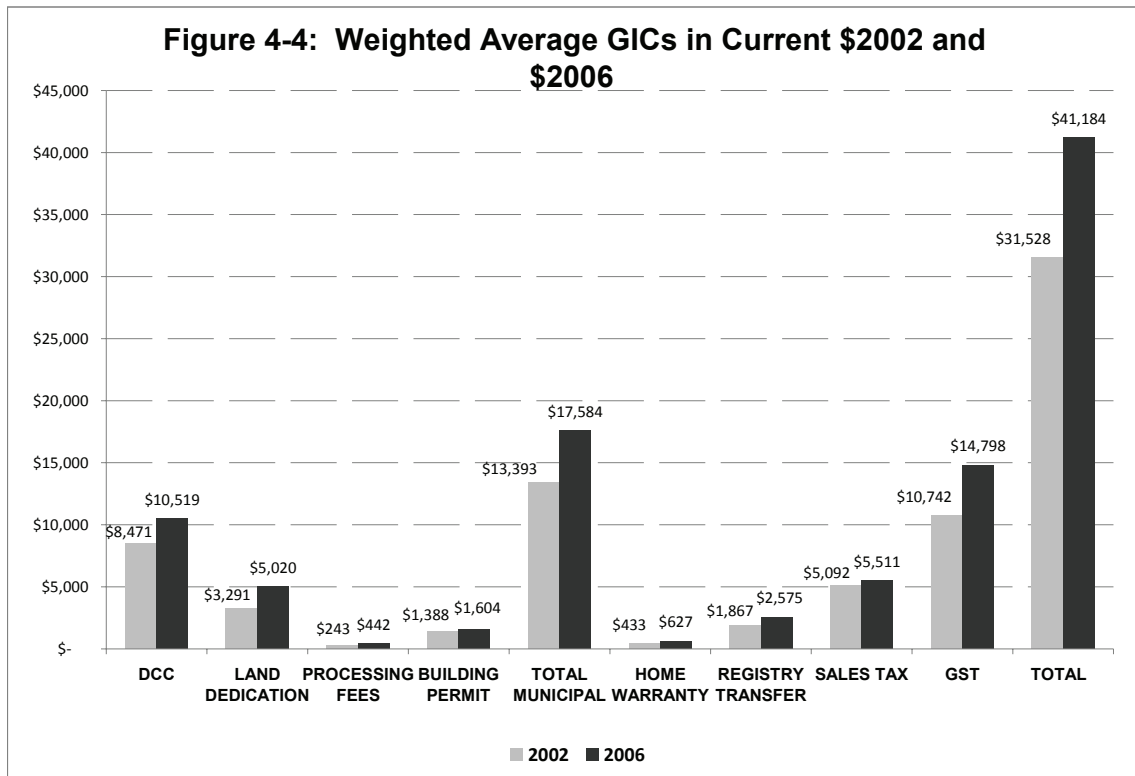


Figure 4-5 shows adjusted 2002 GIC values compared to the 2006 values. The 2002 weighted averages have been adjusted using a 9.1 per cent inflation factor.

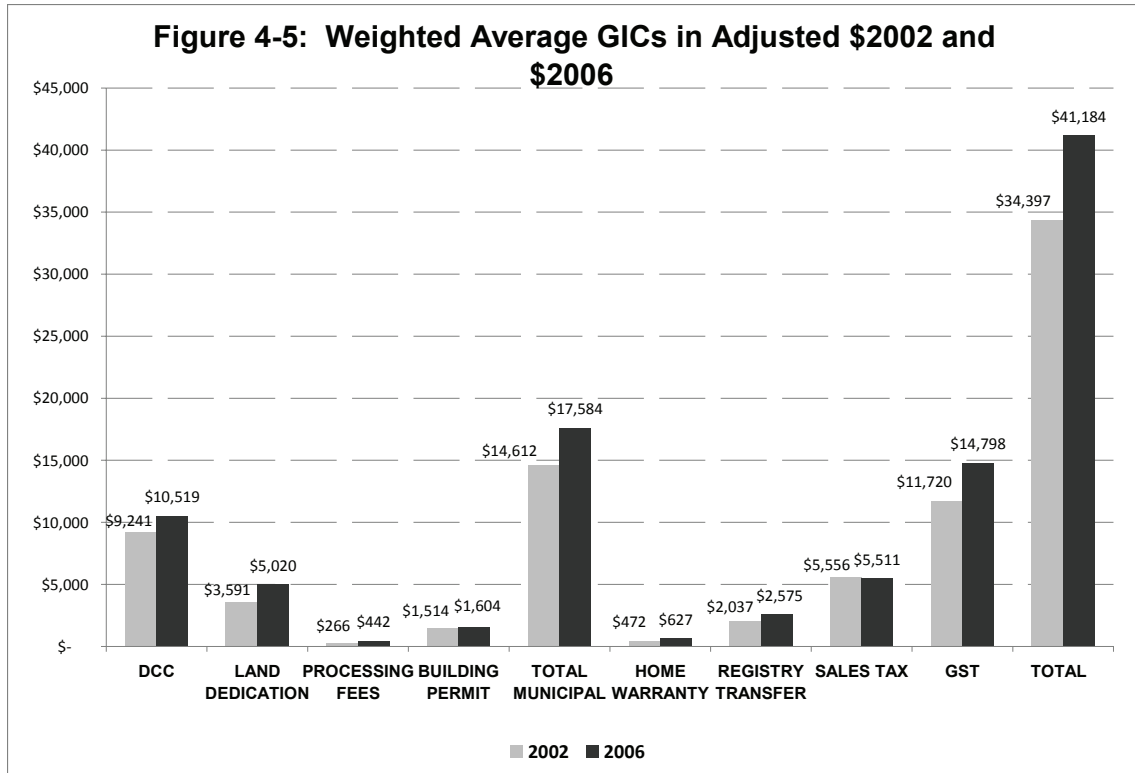


Figure 4-6 shows the ratio of the 2002 and 2006 values after bringing the 2002 dollars up to their 2006 equivalent value using a 9.1 percent inflation rate for the four years. The municipal component and the total GICs increased by about 20 percent in constant 2006 dollars. Processing fees, a small absolute value, showed the greatest proportional increase (66.5 per cent). However, for major components of GICs, the largest proportional increase (39.8 per cent) was the value of the land dedication requirement, which is related to land price increases. Municipal development cost charges rose by 13.8 percent on average.

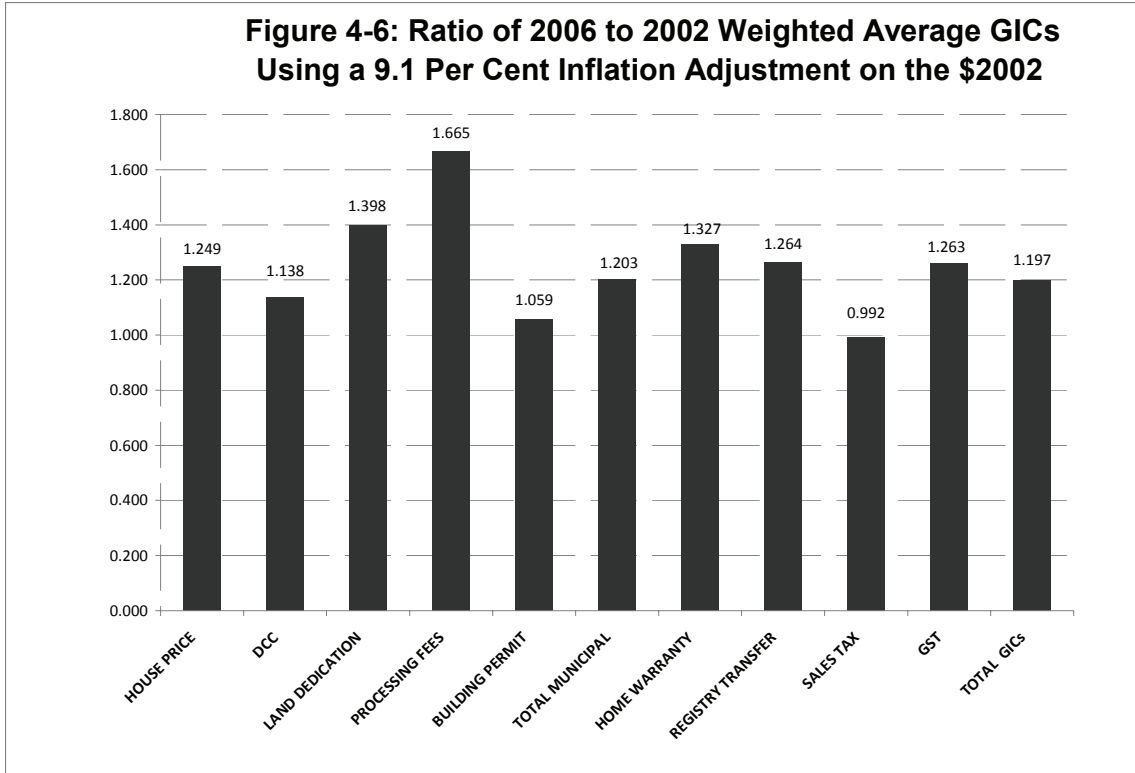
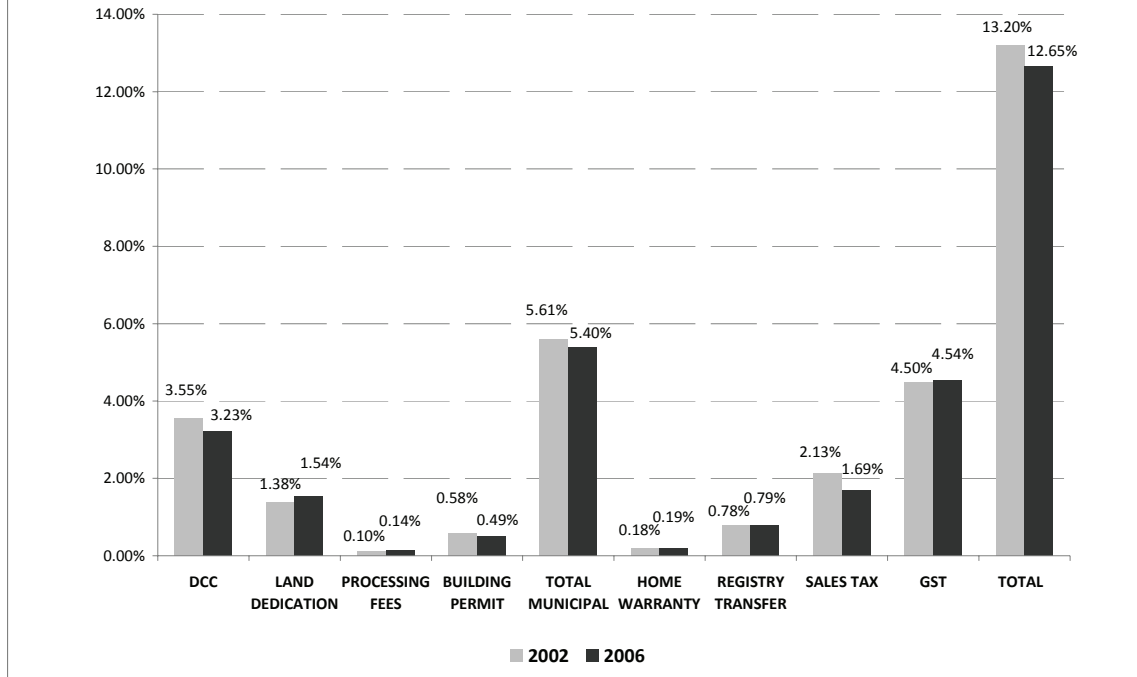


Figure 4-7 shows the same GIC components as a proportion of the median house price that prevailed in the municipalities in 2002 and 2006. Again house starts were used as the weights in constructing the averages. As a proportion of house price all of the components, with the exception of land dedication, decreased. House sale prices increased during this same period by 25 percent in constant dollars. The decrease in the proportion of the sales price that pays for the government services is due to the slower growth in development charges, building permit fees and sales taxes.

Figure 4-7: Weighted Average GICs as Per Cent of House Price in 2002 and 2006



Inflation Adjustment

The comparison of the 2002 with 2006 charges is sensitive to the choice of the rate used to adjust for differences in the value of the dollar. In the examples given in the last section, a 9.1 percent rate was used to reflect the average change in the Canadian CPI during the four years.¹⁰ Figure 4-8 shows the effect of varying this rate for both the municipal component and for the total GICs. The far right column represents the 2006 charges and the column on the left side of each set shows the 2002 charges expressed in current 2002 dollars. The three middle columns show the effect of using an 8, 9 and a 10 percent rate to adjust the 2002 values. While the impact of adjusting for inflation is significant over the four years, the effect of varying the adjustment rate itself makes little difference.

¹⁰ Figures from the Canadian Consumer Price Index were used to establish this rate. The inflation rate varies by month depending on the period chosen and on the seasonal adjustment. A seasonally adjusted ratio for June 2006 / June 2002 was chosen because June represents the midpoint in the year. Thus, the rate used was 1.0986. The significance of any small difference in the inflation rate chosen in the context of this report is overshadowed by other sources of error that cannot be avoided and that are inherent in a study of this kind.

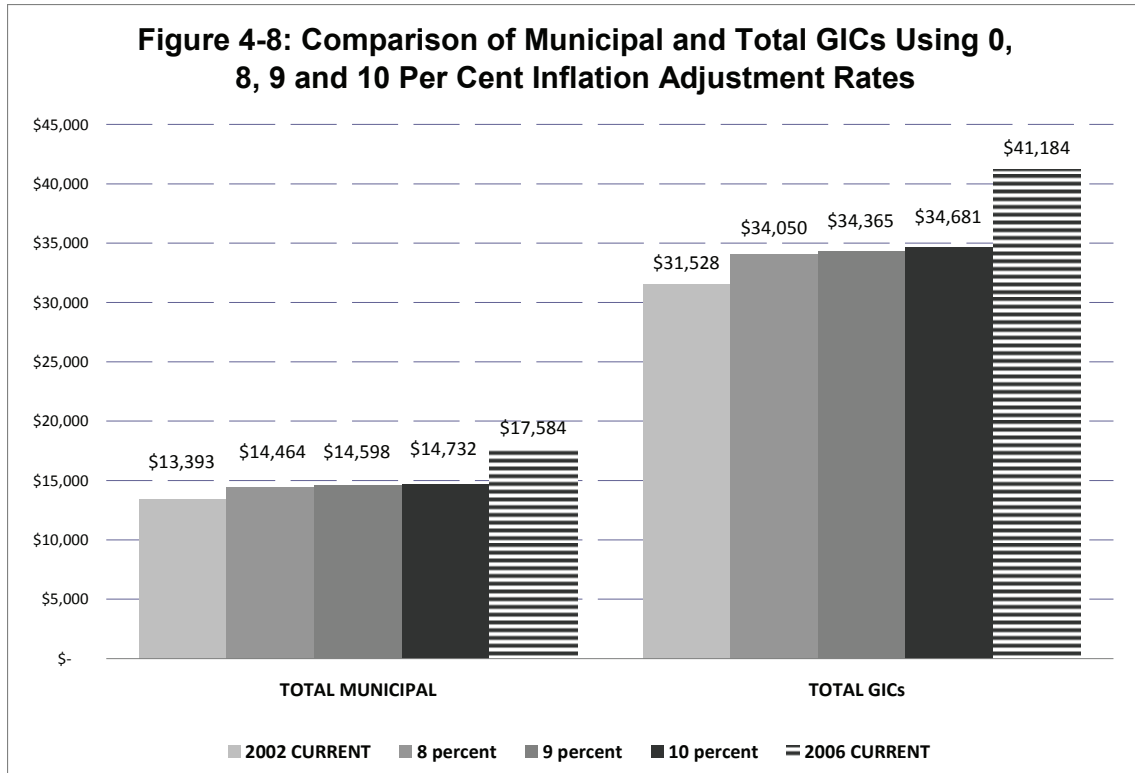
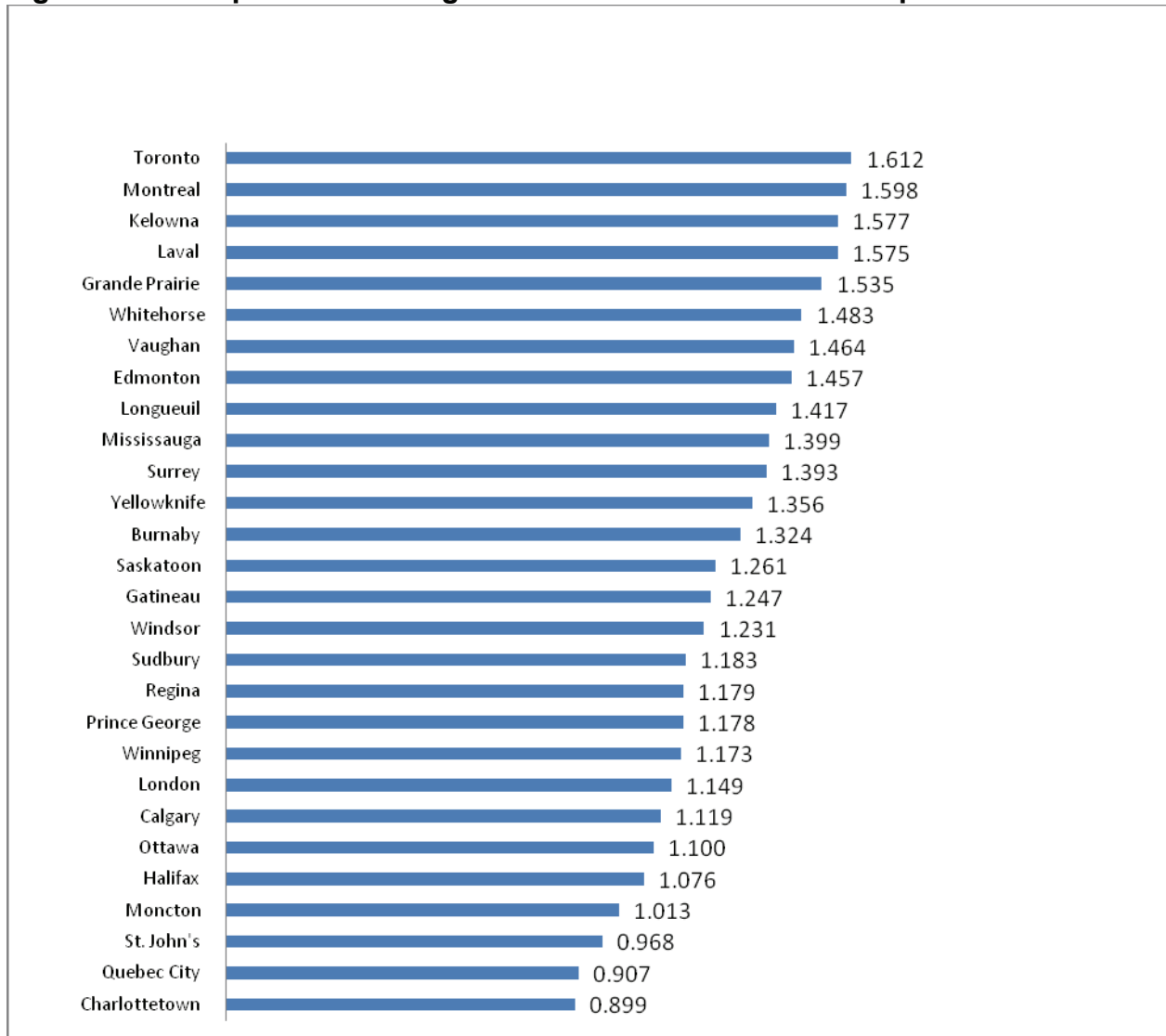


Table 4-9 shows the median house prices and total GICs for each of the 28 municipalities in 2002 and 2006. The 2002 values have been adjusted to the median house and inflated to 2006 dollars. Figure 4-10 shows the ratio of total 2002 and 2006 fees, charges and taxes ranked by municipality using a 9.1 inflation adjustment. Toronto had the largest increase of 61.2 percent while the amount decreased in St John's, Quebec City and Charlottetown. The variation may reflect differences in the amount of services needed to accommodate growth. Some of the variation may also be due to differences in the rate of increase in the cost of providing the same service in 2006 that was provided in 2002. The price of land and of labour rises in the fast growing cities for both the private and the public sectors. The differences in taxes reflect differences in the market price of houses.

Table 4-9: Median House Prices and Total GICs by Municipality, 2002 and 2006, Adjusted				
Municipality	2002 Adjusted Median House Price	2002 Recalculated GIC	2006 Median House Price	2006 GIC
St. John's	145,750	22,441	175,000	23,711
Charlottetown	160,000	16,314	160,000	16,006
Halifax	174,000	33,360	240,000	39,173
Moncton	139,800	19,812	160,000	21,901
Quebec City	145,000	17,699	170,000	17,509
Longueuil	190,000	24,042	250,000	37,178
Laval	200,000	24,176	270,000	41,547
Montreal	250,000	31,772	355,000	55,388
Gatineau	140,000	17,192	185,000	23,391
Ottawa	274,900	45,262	350,000	54,334
Vaughan	311,990	52,194	465,000	83,362
Toronto	500,000	57,742	755,000	101,526
Mississauga	292,990	47,706	425,000	72,794
Windsor	164,000	20,899	190,000	28,075
London	203,959	28,466	250,000	35,671
Sudbury	180,000	20,617	260,000	26,620
Winnipeg	179,900	20,153	240,000	25,783
Regina	156,471	19,672	235,000	25,308
Saskatoon	163,998	21,427	215,000	29,468
Calgary	211,500	19,457	300,000	23,759
Edmonton	187,900	19,263	270,000	30,622
Grande Prairie	148,000	13,293	295,000	22,256
Surrey	379,000	57,182	500,000	86,897
Burnaby	448,598	50,765	645,000	73,334
Kelowna	285,000	35,488	460,000	61,052
Prince George	195,000	22,139	265,000	28,449
Whitehorse	170,769	11,052	290,000	17,876
Yellowknife	187,846	9,807	325,000	14,510

Figure 4-10: Proportional Change in Total GICs in the 28 Municipalities



Note: A ratio of 1.000 indicates no change in the GICs between 2002 (adjusted) and 2006.

Appendix A: 2006 Assessed Values and Property Taxes

	Base Year	SFD Net Price	GST/PST Rate	SFD Total Price	NHPI Base	NHPI 2006	Deflator	Assessed Value	Tax Rate	Estimated Taxes	Other Charges	Credits	Net Total
St. John's	2004	175,000	0.118	195,720	117.8	129.8	0.908	177,672	0.01058	1,880			1,880
Charlottetown	current	160,000	0.081	172,920	109.1	116.5	0.957	165,501	0.01670	2,764	195		2,959
Halifax	2004	240,000	0.133	271,968	119.4	130.4	0.915	248,982	0.01410	3,511			3,511
Moncton	current	160,000	0.118	178,944	109.8	112.9	1.005	179,900	0.01670	3,004			3,004
Quebec City	2005	170,000	0.088	185,001	129.3	141.9	0.911	168,573	0.02084	3,513	291		3,804
Longueuil	2005	250,000	0.116	279,070	135.4	147.7	0.917	255,924	0.01818	4,653			4,653
Laval	2005	270,000	0.116	301,396	128.7	146.3	0.880	265,206	0.01736	4,604	260		4,864
Montreal	2005	355,000	0.116	396,279	136.3	147.7	0.923	365,606	0.01867	6,826			6,826
Gatineau	2005	185,000	0.088	201,325	146.4	158.9	0.922	185,525	0.01886	3,499			3,499
Ottawa	2005	350,000	0.068	373,747	149.5	158.9	0.941	351,602	0.01323	4,652			4,652
Vaughan	2005	465,000	0.082	503,348	129.3	157.3	0.822	413,797	0.00982	4,063			4,063
Toronto	2005	755,000	0.080	815,700	129.6	157.3	0.824	672,013	0.00881	5,920			5,920
Mississauga	2005	425,000	0.080	459,071	129.7	157.3	0.824	378,472	0.00972	3,679			3,679
Hamilton	2005	290,000	0.065	308,807	129.4	142.0	0.911	281,315	0.01379	3,879			3,879
Waterloo	2005	310,000	0.064	329,975	129.5	132.1	0.981	323,567	0.01300	4,206			4,206
London	2005	250,000	0.069	267,133	122.5	132.8	0.922	246,323	0.01516	3,734			3,734
Windsor	2005	190,000	0.068	202,908	103.9	105.4	0.986	200,090	0.01674	3,350			3,350
Sudbury	2005	260,000	0.071	278,373	96.6	101.7	0.950	264,503	0.01338	3,539			3,539
Winnipeg	2003	240,000	0.069	256,558	109.6	144.5	0.758	194,581	0.02370	4,612	127	400	4,339
Regina	2002	235,000	0.058	248,571	116.3	154.5	0.752	187,042	0.02248	4,205		84	4,121
Saskatoon	2002	215,000	0.058	227,377	109.7	138.0	0.795	180,669	0.01960	3,541		84	3,457
Calgary	2005	300,000	0.038	311,520	147.4	212.2	0.694	216,341	0.00768	1,661			1,661
Edmonton	2005	270,000	0.038	280,368	138.1	177.5	0.778	218,148	0.00944	2,059			2,059
Grande Prairie	2005	295,000	0.038	306,328	136.7	177.5	0.770	235,894	0.01123	2,649			2,649
Surrey	2005	500,000	0.077	538,600	103.2	112.7	0.916	493,247	0.00581	2,866	154		2,450
Burnaby	2005	645,000	0.075	693,523	103.6	112.7	0.919	637,515	0.00585	3,729			3,159
Vancouver	2005	715,000	0.073	766,895	104.3	112.7	0.925	709,714	0.00564	4,003			3,433
Kelowna	2005	460,000	0.080	496,599	111.5	111.6	0.999	496,180	0.00763	3,786			3,216
Prince George	2005	265,000	0.058	280,440	110.9	111.6	0.994	278,666	0.01526	4,252	194		3,876
Colwood	2005	585,000	0.080	631,755	111.6	117.7	0.948	599,076	0.00613	3,672	725		3,827
Whitehorse	current	290,000	0.038	301,136	128.9	137.0	0.996	299,876	0.01183	3,548	100		3,198
Yellowknife	current	325,000	0.038	337,480	130.3	137.0	1.007	339,898	0.01404	4,772	650		4,972

Appendix B: GICs on New Housing in Each Municipality

This appendix provides specific information on GICs in each of the 32 study municipalities. The table at the top of each entry provides estimates of the various GICs payable for each of the relevant dwelling types. This information serves as the basis for the various figures presented in the main body of the report. The remaining text in each entry provides a description of the GICs in each of the study municipalities. This includes municipal, provincial and federal charges.

Alberta

CALGARY - Description of Municipal Levies, Fees and Charges

<i>Estimates of GICs</i>	CALGARY	
	Single Detached House	Apartment
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$300,000	\$250,000
Size (sq.ft.)	1,300	1,000
Lot frontage (ft.)	30	
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$3,718	\$582
Land Dedications	\$6,278	\$4,442
Development Application And Processing Fees	\$413	\$29
Building Permit Fees	\$1,327	\$1,190
<i>Other Charges and Taxes:</i>		
New Home Warranty Program Fees	\$355	\$310
Other Provincial Charges	\$53	\$48
Registry Fees/Land Transfer Tax	\$95	\$85
Provincial Sales Tax	\$0	\$0
Goods and Services Tax (GST)	\$11,520	\$9,600
Total:	\$23,759	\$16,285

Municipal Charges

Infrastructure Charges

A schedule of assessment levies is applied to new subdivisions in Calgary. The assessment levy covers storm sewers, major roads, expressways, inspection, local parks and recreational facilities. The levy varies according to the area of the city, but the typical charge is \$57,497 per hectare. There is also a transportation charge of \$100 per lot and a \$48.35 per metre charge for street lighting on main roads.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

10% or cash in lieu.

Development Application and Processing Fees

- Application fee: \$1,690 (plus \$169 per lot over 10 lots)
- Endorsement fee: \$300 (plus \$30 per lot over 10 lots)
- Development permit fee:
 - \$214 for single/semi units
 - \$233 (plus \$23 per unit) for multi-family developments.

Building Permit Fees

Building permit fees:

- Single-detached and duplex dwellings: \$5.50 per \$1,000 of estimated construction cost.
- All other building permit fees: \$6.85 per \$1,000 of estimated construction cost (minimum fee of \$55)

Mechanical permit fees:

- Single-detached or duplex dwelling: \$0.50 per \$1,000 of the estimated construction cost
- All other mechanical permit fees: \$6.85 per \$1,000 of mechanical installation costs (minimum fee of \$55).

Plumbing permit fees:

- Single-detached or duplex dwelling: \$1.15 per \$1,000 of the estimated construction cost
- All other plumbing permit fees: \$6.85 per \$1,000 of plumbing installation costs (minimum fee of \$55).

Gas permit fees:

- Single-detached or duplex dwelling: \$0.30 per \$1,000 of the estimated construction cost
- All other gas permit fees: \$6.85 per \$1,000 of gas fitting installation costs (minimum fee of \$55).

Electrical permit fees

- Single-detached and duplex dwellings: \$0.75 per \$1,000 of the estimated construction cost
- All other electrical permit fees: \$6.85 per \$1,000 of electrical installation costs (minimum fee of \$55).

Water fee

- Single-detached and duplex: \$15.44 per unit.

Provincial Charges

Safety Codes Council Fees

All permits (building, mechanical, gas, electrical, plumbing, water):
3.5% of each permit fee – minimum \$4, maximum \$500.

Sales Tax

None.

Title Registration Fee

\$35 plus \$1 for every \$5,000.

Home Warranty Fee

\$135-150K	205
\$150-165K	220
\$165-180K	235
\$180-195K	250
\$195-210K	265
\$210-225K	280
\$225-240K	295
\$240-255K	310
\$255-270K	325
\$270-285K	340
\$285-300K	355
over \$300K	395

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

EDMONTON - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	EDMONTON	
	Single Detached House	Apartment
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$270,000	\$190,000
Size (sq.ft.)	1,300	1,000
Lot frontage (ft.)	35	
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$12,228	\$2,383
Land Dedications	\$4,802	\$1,762
Development Application And Processing Fees	\$613	\$141
Building Permit Fees	\$2,113	\$1,201
<i>Other Charges and Taxes:</i>		
New Home Warranty Program Fees	\$325	\$250
Other Provincial Charges	\$85	\$48
Registry Fees/Land Transfer Tax	\$89	\$73
Provincial Sales Tax	\$0	\$0
Goods and Services Tax (GST)	\$10,368	\$7,296
Total:	\$30,622	\$13,154

Municipal Charges

Infrastructure Charges

There are no fixed development charges. However, there are negotiated "Permanent Area Contributions" towards sharing the cost of storm and sanitary sewer trunks in the basin where development land is located. The City was unable to furnish an accurate estimate of the typical charge, but speculated that the average charge might be in the order of \$110,000 per hectare.

Inspection Fee For Internal Subdivision Services: \$3,628 per hectare (with 3 hectare minimum of \$10,884).

Arterial Roadway Assessment: Applicable to areas of new development. The assessment contributes to covering the cost of major roadways. Charges vary from \$45,000/ha to \$80,000 per hectare. For purposes of this report, an estimate of \$62,500 per hectare is used.

Sanitary sewer trunk charge

- \$841 per single/semi unit
- \$600 per unit for buildings with 3+ units

For single-detached units, the Sanitary sewer trunk charge is included in the House Combo Permit fee (see below) for the purposes of the estimates here, it is included as part of infrastructure charges.

The developer is required to pay for all internal subdivision services as well as for the construction of connections to trunk services.

Land Dedications

- 10% for public use

Development Application and Processing Fees

- Subdivision submission application: \$175 per lot
- Submission of a subdivision plan for endorsement: \$425 per lot
- Multi-family residential buildings:
 - \$1625 on application
 - \$1875 on endorsement.
- Development permits fees are combined with building permits (see below).
- Condominium fees: \$40 per unit.
- Registration fees for subdivisions and condominiums:
 - \$30 per plan
 - \$10 per unit
 - \$100 per cadastral

Building Permit Fees

Edmonton has formulated a “House Combo Permit” which is an all inclusive permit for building single-detached houses. It covers the development permit, building permit, safety codes fee, plumbing and gas permit, sewer connection fee, heating and ventilation permit, lot grading fees, sump pump fees, water rates and electrical permits. The House Combo Permit varies with the size of the house as follows:

Under 1050 (sq ft)	\$1,960.25
1,051-1,150	\$2,064.45
1,151-1,250	\$2,112.63
1,251-1,450	\$2,228.81
1,451-1,650	\$2,316.01
1,651-1,850	\$2,405.28
1,851-2,050	\$2,529.74
2,051-2,250	\$2,616.94
2,251-2,500	\$2,722.62
2,501-3,000	\$2,850.31
3,001-3,500	\$3,067.28
Over 3,500	\$3,500.17

For the purposes of the estimates presented here, \$841 (sanitary trunk fee) has been removed from the combo permit fees and included in the infrastructure charges.

For row and apartment units, development application fees are \$544 for the first four units and \$34 per unit thereafter.

Building permit fees for multi-family buildings are calculated on the basis of:

- \$7.22 per \$1,000 of construction value
- plus \$56 per unit for plumbing,
- \$56 per unit for HVAC
- \$56 per unit for sewer (per job)
- a gas fee of \$56 per unit.

In addition, for permits other than House Combo Permits, there are lot grading fees for multiple dwellings of \$180 per hectare (minimum \$180) plus \$45 per unit on the first level that contains dwelling units.

Provincial Charges

Safety Codes Council Fees

All permits (building, mechanical, gas, electrical, plumbing, water):
3.5% of each permit fee – minimum \$4, maximum \$500.

Sales Tax

None.

Title Registration Fee

\$35 plus \$1 for every \$5,000.

Home Warranty Fee

\$135-150K	205
\$150-165K	220
\$165-180K	235
\$180-195K	250
\$195-210K	265
\$210-225K	280
\$225-240K	295
\$240-255K	310
\$255-270K	325
\$270-285K	340
\$285-300K	355
over \$300K	395

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

GRANDE PRAIRIE - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>GRANDE PRAIRIE</i>
	Single-Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$295,000
Size (sq.ft.)	1,400
Lot frontage (ft.)	45
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$6,213
Land Dedications	\$2,879
Development Application And Processing Fees	\$155
Building Permit Fees	\$1,184
<i>Other Charges and Taxes:</i>	
New Home Warranty Program Fees	\$355
Other Provincial Charges	\$47
Registry Fees/Land Transfer Tax	\$94
Provincial Sales Tax	\$0
Goods and Services Tax (GST)	\$11,328
Total:	\$22,256

Municipal Charges

Infrastructure Charges

Transportation levy fees total: \$36,578 per gross hectare.

There is also a water and wastewater infrastructure charge, which is based on water line size. For a ¾" pipe (appropriate for single-family development) the charge is \$3,183 per lot. For a 2" pipe, (suitable for larger buildings), the charge is \$22,633 per building.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

10% of gross area. The developer is responsible for bringing the park to a state acceptable to the City which includes grass. Trees, benches and park equipment are also included for neighbourhood parks, but not for school sites.

Development Application and Processing Fees

- Subdivision application fees:
 - \$200 per application
 - Additional \$100 per lot.
- Development permit fees
 - \$50 per single-family dwelling
 - \$100 plus \$25 per unit for multi-family dwellings.
 - Condominium registration fee of \$150 per unit.

Building Permit Fees

\$6.50 per \$1,000 of construction value.

For single/semi dwellings, construction value is determined based on \$75 per square foot of main floor area, \$15 per square foot for basements and garages, and \$55 per square foot for second and third stories.

Multi-family values are assumed to be \$45,000 plus per unit, depending on the complexity of the project.

Occupancy permit fees: \$1.00 per hundred square feet of finished floor area (minimum fee of \$25).

Plumbing fee: \$9 per fixture.

Gas permit fee:

- \$70 per unit for single/semi
- multi-family units, \$50 for the first appliance and \$25 for each additional appliance.

Electrical permits:

- Single Family up to 4-units is \$135 per unit
- Larger buildings are based on the value which ranges from \$40 for \$500 in electrical construction value to \$2,625 for \$1 Million in electrical construction value.

Heating and Ventilation:

- Single Detached to 4-units is \$40 per unit
- Greater than 4-units is based on value and ranges from \$40 to \$150

Provincial Charges

Safety Codes Council Fees

All permits (building, mechanical, gas, electrical, plumbing, water):
3.5% of each permit fee – minimum \$4, maximum \$500.

Sales Tax

None.

Title Registration Fee

\$35 plus \$1 for every \$5,000.

Home Warranty Fee

\$135-150K	205
\$150-165K	220
\$165-180K	235
\$180-195K	250
\$195-210K	265
\$210-225K	280
\$225-240K	295
\$240-255K	310
\$255-270K	325
\$270-285K	340
\$285-300K	355
over \$300K	395

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

British Columbia

BURNABY - Description of Levies, Fees and Charges

Estimates of GICs	BURNABY		
	Single Detached House	Row House	Apartment
Dwelling Characteristics:			
Price (excluding GST)	\$645,000	\$370,000	\$245,000
Size (sq.ft.)	2,000	1,400	900
Lot frontage (ft.)	35	16	
Municipal Levies, Fees and Charges:			
Infrastructure Charges	\$3,851	\$2,927	\$1,882
Land Dedications	\$6,521	\$5,068	\$3,974
Development Application And Processing Fees	\$44	\$382	\$307
Building Permit Fees	\$2,779	\$2,105	\$1,732
Other Charges and Taxes:			
New Home Warranty Program Fees	\$2,000	\$1,000	\$1,000
Registry Fees/Land Transfer Tax	\$10,966	\$5,466	\$2,966
Other Provincial Charges	\$25	\$775	\$775
Provincial Sales Tax	\$8,448	\$6,483	\$5,578
Goods and Services Tax (GST)	\$38,700	\$15,933	\$9,060
Total:	\$73,334	\$40,139	\$27,273

Municipal Charges

The City of Burnaby is part of the Greater Vancouver Regional District. Both the City and the District levy infrastructure charges, while other charges are levied by the City only.

Infrastructure Charges

No general municipal development cost charges—other than land acquisition charges (see below). The developer is responsible for the costs of installing all services, not only inside the subdivision, but also to connect the subdivision with the existing municipal infrastructure.

Area-specific charges apply in some areas for pedestrian bridges and grade-separated crossings—for example \$392 per unit for grade separated crossings in Edmonds Town Centre.

The Greater Vancouver Sewerage and Drainage District applies development cost charges throughout Burnaby. The charges are:

- single-detached: \$1,731
- townhouses: \$1,515
- apartments: \$1,082

School site acquisition charge: of \$1,000 per unit for low-density developments (up to 8.5 units per acre), \$900 (8.5-20 units per acre), \$800 (20-51 units per acre), \$700 (51-81 units per acre), and \$600 (82+ units per acre).

The city charges an engineering fee of 4% of estimated cost of services (both in the subdivision and those required outside the subdivision).

Land Dedications

Parkland acquisition charge:

- Single and semi-detached: \$6,521 per unit
- Low density townhouses (10-20 units per acre): \$3.62 per square foot
- Medium density low rise apartments (25-50 units per acre): \$3.84 per square foot
- High density apartments: \$3.55 per square foot.

No additional public land use dedication is required, though contributions of land can be used to offset some or all of the parkland acquisition charges.

Development Application and Processing Fees

- Subdivision application fee: \$1,751 (applies to detached and row houses).
- Preliminary plan approval fee: \$2.00 per \$1,000 of construction value (this fee applies to row houses and apartment buildings).

Building Permit Fees

Building permit fee, for construction value:

- of not more than \$200,000, the fee is \$308.40 plus \$9.30 per \$1,000 above \$20,000
- above \$200,000, the fee is \$1,982.4 plus \$8.00 per \$1,000 above \$200,000.

Electrical permit fee:

- one and two-family dwellings: 18% of building permit fee.

- For other types of buildings, the electrical permit fee is based on construction value of the electrical work:
 - \$100,000-\$500,000: \$2,068.25 plus \$9.13 per \$1,000 or part thereof over \$100,000;
 - \$500,001-\$1.5 million: \$5720.25 plus \$7.65 per \$1,000 or part thereof over \$500,000;
 - Over \$1.5 million: \$13,370.25 plus \$2.50 per \$1,000 or part thereof over \$1.5 million.

Plumbing permit fees:

- \$41.60 for the first fixture and \$22.65 for each addition fixture.
- Installation of on-site storm sewer, sanitary sewer, rainwater leader, and domestic water piping is \$39.25 per 30 metres of piping, and \$22.25 for each additional 30 metres.

Gas permit fees: Gas permit fees: \$28.40 per gas appliance.

Heating permit fees: Heating permit fees are \$2.30 per 1,000 BTUs, with a minimum charge of 115.00 per appliance.

Provincial Charges

Sales Tax

7% on building materials.

Title Registration Fee

\$65.65.

Land Transfer Tax

First \$200,000 = 1%

Remainder \$200,000 = 2%

Home Warranty

Mandatory.

		Single	Row/Condo
National Home Warranty Program	Premium	\$2,000	\$1,000
Homeowner Protection Office	Licensing fee	\$25	\$25
	Coastal climate zone fee		\$750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

COLWOOD - Description of Levies, Fees and Charges

Estimates of GICs	COLWOOD
	Single Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$585,000
Size (sq.ft.)	2,700
Lot frontage (ft.)	50
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$6,764
Land Dedications	\$10,162
Development Application And Processing Fees	\$415
Building Permit Fees	\$3,245
<i>Other Charges and Taxes:</i>	
New Home Warranty Program Fees	\$2,000
Registry Fees/Land Transfer Tax	\$9,766
Other Provincial Charges	\$25
Provincial Sales Tax	\$10,099
Goods and Services Tax (GST)	\$35,100
Total:	\$77,576

Municipal Charges

Infrastructure Charges

Road development charges: \$3,929.00 per unit for single family and \$2,245 per unit for multi-family.

School site acquisition charges: \$698.00 per unit for low density (<21 units/ha), \$628 per unit for medium low density (21-50 units/ha), \$558 per unit for medium density (51-125 units/ha), and \$488 per unit for medium high density (126-200 units/ha).

The Capital Region District levies a water distribution charge that varies by area. Colwood is part of the Juan de Fuca Water Distribution System. For single family dwellings, the charge is \$2,137.31 per unit, for medium density multi-family it is

\$1,870.15 per unit, and for high density multi-family, the charge is \$1,202.24 per unit.

The developer is responsible for the installation of internal subdivision services and connections to trunk services.

Land Dedications

5% dedication or cash in lieu.

Development Application and Processing Fees

Subdivision application fee: a base fee of \$3,000 per application, plus \$170 per lot created.

Subdivision approval fee: \$170 per lot.

No application or processing fees on condos.

Building Permit Fees

A building permit for the first \$1,000 or less is \$50. Each additional \$1,000.00, up to \$400,000 a permit is \$12.00. In excess of \$400,000, \$ 8.00 per thousand.

Plumbing permit fees: For every fixture, \$15.

Provincial Charges

Sales Tax

7% on building materials.

Title Registration Fee

\$65.65.

Land Transfer Tax

First \$200,000 = 1%

Remainder \$200,000 = 2%

Home Warranty

Mandatory.

Agency	Item	Single	Row/Condo
National Home Warranty Program	Premium	\$2,000	\$1,000
Homeowner Protection Office	Licensing fee	\$25	\$25
	Coastal climate zone fee		\$750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

KELOWNA - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	KELOWNA	
	Single Detached House	Apartment
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$460,000	\$210,000
Size (sq.ft.)	2,000	1,000
Lot frontage (ft.)	55	
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$10,613	\$5,076
Land Dedications	\$2,957	\$2,957
Development Application And Processing Fees	\$132	\$29
Building Permit Fees	\$1,970	\$1,038
<i>Other Charges and Taxes:</i>		
New Home Warranty Program Fees	\$2,000	\$1,000
Registry Fees/Land Transfer Tax	\$7,266	\$2,266
Other Provincial Charges	\$25	\$25
Provincial Sales Tax	\$8,489	\$5,041
Goods and Services Tax (GST)	\$27,600	\$8,064
Total:	\$61,052	\$25,495

Municipal Charges

Infrastructure Charges

Development cost charges vary by area in Kelowna. The charges per unit in the City Center area are:

	Low Density (<15 units/ha)	High Density (>15 units/ha)
Arterial Roads	\$5,205	\$2,863
Water	\$1,507	\$723
Sanitary trunks	\$972	\$544

Sewer treatment	\$1,689	\$946
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* No charges in areas where the City is not the supplier of the water.

There is also a DCC for parks—this is discussed in the section on land dedications.

Additional infrastructure charges:

- a water hydrant charge of \$250 per lot for subdivisions serviced by community water distribution systems
- an engineering fee of 3 per cent of cost for review and approval.

The developer is responsible for the installation of internal subdivision services and the construction of connections from the subdivision to trunk services.

Land Dedications

The City has no land dedication requirement other than what might be required for road widening or lineal trails dedication.

Park acquisitions and construction are funded through the Development Cost Charge fund which would reimburse developers for land required for parks; either by way of DCC credits or cash. The public open space DCC (not included in the infrastructure charges shown above) is \$2,957 per unit for all types of dwellings.

Development Application and Processing Fees

Subdivision applications (preliminary layout review): \$500 for the first 0.4 hectares, and \$75 per hectare, up to a maximum of \$3,500.

Subdivision approvals: \$310 plus \$105 per lot.

No charge for development permit applications for single-detached dwellings. Fee of \$1,140 (per block) for development permit applications for multiple unit projects.

Building Permit Fees

Building permit fee:

- \$45 plus \$8.50 per \$1,000 up to \$100,000 in value
- \$100,000-\$500,000: \$7.00 per \$1,000
- \$500,000: \$6.25 per \$1,000.

For purposes of valuation for the building permit, single detached units are valued at \$100 per finished sq ft, \$50 per finished sq ft for basement development, \$25 per sq ft for unfinished basement and \$5,000 per parking space. For multiples, use construction value.

Appliance fees: \$45 for permits for installation of appliances including vent and gas piping (1-2 appliances) in single-family dwellings; \$23 for each additional appliance. In multiple dwellings, \$34 for each appliance in individual dwelling units.

Plumbing fee: \$40 plus \$10 per fixture.

Provincial Charges

Sales Tax

7% on building materials.

Title Registration Fee

\$65.65.

Land Transfer Tax

First \$200,000 = 1%

Remainder \$200,000 = 2%

Home Warranty

Mandatory.

		Single	Row/Condo
National Home Warranty Program	Premium	\$2,000	\$1,000
Homeowner Protection Office	Licensing fee	\$25	\$25

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000

PRINCE GEORGE - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>PRINCE GEORGE</i>
	Single-Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$265,000
Size (sq.ft.)	1,600
Lot frontage (ft.)	55
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$3,557
Land Dedications	\$1,510
Development Application And Processing Fees	\$89
Building Permit Fees	\$1,247
<i>Other Charges and Taxes:</i>	
New Home Warranty Program Fees	\$2,000
Registry Fees/Land Transfer Tax	\$3,366
Other Provincial Charges	\$25
Provincial Sales Tax	\$6,480
Goods and Services Tax (GST)	\$10,176
Total:	\$28,449

Municipal Charges

Infrastructure Charges

Development cost charges vary by area. Currently there are two DCC areas. In the core area (with water and sewer), DCCs per unit are:

- single-detached: \$3,412
- multiple (up to 44 units/hectare): \$2,390
- multiple (45+ units/hectare): \$1,907

The developer is responsible for the installation of internal subdivision services as well as connections to existing trunk services.
There is also a utility connection fee of \$75.

An engineering inspection fee of 2% of construction value of infrastructure is required.

Land Dedications

5% for parkland, or cash-in-lieu.

Development Application and Processing Fees

Development permits: A development permit is required for multiple-family development including subdivision or construction of a building.

- Application fee: \$500; plus,
- \$20 per 100 square metres of additional or altered gross floor area to a maximum of \$1500; plus,
- \$300 for public notification, if required.

Subdivision:

- Subdivision application: \$500 plus \$75 per lot
- Statutory examination fee under the land title act of \$50 per subdivision plan.

Building Permit Fees

Building permit: \$75 for the first \$1,000 plus \$8 for each additional \$1,000 up to \$50,000. Above \$50,000 in value, \$475 plus \$4.50 per \$1,000 of value in excess of \$50,000.

Value is estimated based on:

- One-storey dwellings: \$75 per square foot for one-storey dwellings with an unfinished basement
- two-storey dwellings: main floor is \$65 per square foot and second floor is \$45 per square foot (if finished) and \$30 per square foot (if unfinished)
- multi-family residential: the cost of construction is \$65,000 per unit.

Plumbing fee: \$70 plus \$8 per fixture.

Provincial Charges

Sales Tax

7% on building materials.

Title Registration Fee

\$65.65.

Land Transfer Tax

First \$200,000 = 1%

Remainder \$200,000 = 2%

Home Warranty

Mandatory.

		Single	Row/Condo
National Home Warranty Program	Premium	\$2,000	\$1,000
Homeowner Protection Office	Licensing fee	\$25	\$25

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

SURREY - Description of Levies, Fees and Charges

Estimates of GICs	SURREY		
	Single Detached House	Row House	Apartment
Dwelling Characteristics:			
Price (excluding GST)	\$500,000	\$265,000	\$205,000
Size (sq.ft.)	2,000	1,400	800
Lot frontage (ft.)	40	16	
Municipal Levies, Fees and Charges:			
Infrastructure Charges	\$28,100	\$13,373	\$9,247
Land Dedications	\$8,245	\$0	\$0
Development Application And Processing Fees	\$104	\$99	\$79
Building Permit Fees	\$2,293	\$1,843	\$1,170
Other Charges and Taxes:			
New Home Warranty Program Fees	\$2,000	\$1,000	\$1,000
Registry Fees/Land Transfer Tax	\$8,066	\$3,366	\$2,166
Other Provincial Charges	\$25	\$775	\$775
Provincial Sales Tax	\$8,064	\$5,783	\$4,705
Goods and Services Tax (GST)	\$30,000	\$10,176	\$7,872
Total:	\$86,896	\$36,415	\$27,013

Municipal Charges

Infrastructure Charges

Development cost charges vary by density for single-detached houses.

Average charges for some typical densities are:

- 2-5 units/hectare \$23,137 per lot
- 14-25 units/hectare \$23,205 per lot
- 30+ units/hectare \$20,020 per lot

For multi-family residential, development cost charges range from \$7.56 per square footage of dwelling units for seniors housing and \$10.12 per square footage of dwelling units for apartments/ condominiums in the city centre, to \$8.56 (seniors) and \$14.93 (apartments/condominiums) in other areas.

Additional infrastructure charges:

- \$1,825 per lot for connection of single-family dwellings to the sanitary sewer;

- land development servicing agreement processing fees: \$912 per unit (minimum \$3,880/maximum \$14,851) for 2-20 units; \$692 per unit (maximum \$25,116) for 21-50 units; \$572 per unit (maximum \$41,106) for 51-100 units; fixed fee of \$42,815 for over 100 units.

The City also collects school site acquisition charges on behalf of the Surrey School District. The per unit school site acquisition charges are:

- low density (up to 21 units per hectare): \$647
- medium (21-50 units per hectare): \$582
- medium (51-125 units per hectare): \$518
- medium/high (126-200 units per hectare): \$453
- high (more than 200 units per hectare): \$388.

The Greater Vancouver Sewerage and Drainage District applies charges to assist in paying capital costs incurred in expanding sewerage facilities to service development. In the Fraser sewerage area, the per unit charges are:

- single-detached: \$1,731
- townhouses: \$1,515
- apartments: \$1,082

The developer is responsible for the installation of internal subdivision services and connections, extensions or upgrading of trunk services required for the subdivision.

Land Dedications

- 5% dedication for public park land use, where a subdivision is creating three or more additional lots. This is the case with most single family subdivisions.
- Most multiple residential projects involve the consolidation of lots, rather than the creation of additional lots, so parkland dedication requirements rarely apply.

Development Application and Processing Fees

- Subdivision and creation of single lots: base rate of \$1,410 plus \$69 per lot
- for multi-family developments: a \$2,690 base fee plus from \$21 (high density) to \$32 (medium density) per unit as Development Permit Fees.

Building Permit Fees

Building Permit fees are \$47 for the first \$1,000, plus \$10.50 for each additional \$1,000 up to \$100,000, plus \$8.65 for each additional \$1,000 up to \$250,000, plus \$7.90 for each \$1,000 over \$250,000.

Electrical Permit fees: Based on the deemed installation value which is calculated as three times the cost of materials:

- \$41 (value \$0-\$300)
- \$67 (value \$301-\$700)

- \$94 (value \$701-\$1,000)
- \$94 plus \$14.50 per \$1,000 of value over \$1,000.

Plumbing Permit fees: \$49 for the first fixture and \$20 for each additional fixture.

Provincial Charges

Sales Tax

7% on building materials.

Title Registration Fee

\$65.65.

Land Transfer Tax

First \$200,000 = 1%

Remainder \$200,000 = 2%

Home Warranty

Mandatory.

		Single	Row/Condo
National Home Warranty Program	Premium	\$2,000	\$1,000
Homeowner Protection Office	Licensing fee	\$25	\$25
	Coastal climate zone fee		\$750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

VANCOUVER - Description of Levies, Fees and Charges

Estimates of GICs	VANCOUVER		
	Single		
	Detached	Row	
	House	House	Apartment
Dwelling Characteristics:			
Price (excluding GST)	\$715,000	\$525,000	\$270,000
Size (sq.ft.)	2,200	1,300	900
Lot frontage (ft.)	30	16	
Municipal Levies, Fees and Charges:			
Infrastructure Charges	\$10,783	\$3,877	\$7,122
Land Dedications	\$0	\$0	\$0
Development Application And Processing Fees	\$3,246	\$458	\$230
Building Permit Fees	\$2,533	\$1,703	\$953
Other Charges and Taxes:			
New Home Warranty Program Fees	\$2,000	\$1,000	\$1,000
Registry Fees/Land Transfer Tax	\$12,366	\$8,566	\$3,466
Other Provincial Charges	\$25	\$775	\$775
Provincial Sales Tax	\$7,613	\$6,052	\$5,624
Goods and Services Tax (GST)	\$42,900	\$29,717	\$9,985
Total:	\$81,466	\$52,147	\$29,154

Municipal Charges

Infrastructure Charges

City of Vancouver Development Cost Levy (DCL): there are different rates for different areas of the city, ranging from \$1.75 to \$9.50 per square foot. The largest area is the Vancouver DCL area where a rate of \$1.75 per square foot applies for residential uses up to 1.2 Floor Space Ratio (FSR), and \$6.00 per square foot over 1.2 FSR.

Until the end of 2006 (our reference year), DCLs were not charged for single-detached units and projects where there were less than 4 residential units and no other use. This exemption was eliminated in February, 2007.

Regional Development Cost Charge (DCC): the Greater Vancouver Sewerage and Drainage District charges DCCs (collected by the City), which differ by sewerage

area—the majority of the City is in the Vancouver Sewerage area, where the rates are:

- single/semi-detached: \$944 per unit
- townhouses: \$826 per unit:
- apartments: \$590 per unit.

Engineering Fees: in addition to refundable deposits, the following inspection fees (related to the inspection of public property surrounding the site) apply:

- single-detached home: \$207
- row/apartment (no excavation): \$632
- row/apartment (less than 3 stories with excavation): \$1,187
- row/apartment (3+ stories with excavation): \$2,362

Storm and sanitary sewer connection fees for single-family dwellings are \$6,275 per unit. For row houses and apartment buildings, fees vary from \$7,651 (100 mm pipe) to \$15,312 (375 mm pipe) per development. The fee for a hypothetical 40 unit row house or apartment building would be in the order of \$10,644.

Water connection fees for single lots vary upwards from \$3,357 per lot for a 25 or 40 mm connection size (appropriate for new single-family dwellings). Water meters are not required at this time for single family dwellings. For larger properties, including row houses and apartments, the connection fee would be \$18,802 for 2 interconnected 100 mm services (\$23,254 for 150 mm), and a water meter would need to be installed at a cost of \$420 per development.

Land Dedications

The City can require a parkland dedication of 10% upon subdivision of a parcel in excess of 20 acres – the size limit applies to *parcels* not entire sites. There are few such parcels in Vancouver but they do exist in some industrial areas wherein industrial redevelopment has involved subdivision and a corresponding park dedication.

Regardless of the residential density proposed, most development sites comprise historical parcels within a traditional rectilinear block pattern and, there is no dedication for park purposes. However, for rezonings, a park dedication may be required as a condition of approval for high density redevelopment, as part of the “community amenity contribution” or CAC negotiated with the rezoning applicant/developer.

Vancouver is a fully developed city with an existing urban pattern of subdivision and no subdivisions or rezonings for low density residential development. Since land dedications are typically required only for rezonings, a 0 per cent land dedication is assumed for the purpose of the estimates presented here.

Development Application and Processing Fees

Subdivision application fees can vary from \$0 - \$71,100, depending on circumstances. Since there is virtually no undeveloped land in Vancouver, large-scale subdivisions for low-density residential development are extremely rare. Most subdivisions involve minor street/lane dedications as a condition of development permit approval or two single-family parcels being subdivided into three, although mega-project developments and air space subdivisions do entail more costly applications. For the purposes of this report, we assume a subdivision application fee of \$71,100, as the site size would exceed 10,000 m². Row housing and apartment buildings would simply require filing of a Strata Plan, for which the City does not collect fees or review strata applications for new development; however, it would still require the Development Permit fee (as outlined below) for a multiple dwelling.

Development permit fees: In many of Vancouver's zoning districts, residential uses are permitted on an "as of right" (or outright) approval basis. Developments with greater floor areas, greater building heights, lesser yards/setbacks, etc. are permitted on a discretionary "conditional" approval basis—most frequently subject to satisfactory compliance with Council-approved design guidelines. Development permits for new dwellings:

- One or two-family dwellings: \$1,258-\$1,678 (outright); \$1,678-\$2,755 (conditional) per lot.
- Multiple dwellings (including row house projects and apartment buildings): \$685 for each 100 square metres of gross floor area, up to 500 square metres, and \$344 per 100 square metres for the remainder, to a maximum of \$27,747 (outright); \$935 for each 100 square metres of gross floor area, up to 500 square metres, and \$572 for each additional 100 square metres, to a maximum of \$46,278 (conditional).

Building Permit Fees

Building permit fees: \$91 for the first \$5,000 of the estimated cost of the work, \$7.60 for each additional \$1,000 up to \$50,000, and \$3.80 for each additional \$1,000 above \$50,000

Additional fees related to building include:

- Inspections of a drainage tile system: \$149 for a single-family dwelling; \$278 for other buildings where the estimated cost of construction is less than \$500,000, \$466 if the estimated cost is in the \$500,000-\$1 million range, and \$534 for buildings of \$1 million+
- Plumbing permit fees: \$112 for the first 3 fixtures, and \$40 for each additional fixture
- Sprinkler Permit (for Fire Protection): \$21.50 for each connection, plus \$192 (single/two-family dwelling) or \$411 (all other buildings), plus \$2 per head for each sprinkler head and \$114 for a backflow preventer A typical charge for a single detached unit in a subdivision would be \$270 per unit, for rowhouse and apartment buildings, \$1,641 per development.

- Electrical permit fees: graduated fees of \$44-\$102 for up to \$1,000 of electrical work; for larger jobs: \$102 for the first \$1,000 in electrical work, plus \$43 for every additional \$1,000 of electrical work up to \$10,000; above \$10,000, \$489 plus \$23 for each additional \$1,000 of work above \$10,000 up to \$50,000; above \$50,000, \$1,409 plus \$13.80 for each additional \$1,000 of work above \$50,000 up to \$100,000; \$100,000-\$500,000 = \$2,099 plus \$9.60 for each additional \$1,000 above \$100,000; 500,000-\$1 million = \$5,939 plus \$7.40 for each additional \$1,000 of work above \$500,000; \$1 million+ = \$9,639 plus \$2.60 for each additional \$1,000 of work above \$1 million
- Temporary power permits: \$121 for a single/semi dwelling; and \$256 for other uses
- Electrical inspection fees: \$120 per hour
- Gas fitting fees: \$117 for up to three appliances and \$42 for each additional appliance

Provincial Charges

Sales Tax

7% on building materials.

Title Registration Fee

\$65.65.

Land Transfer Tax

First \$200,000 = 1% plus

Remainder over \$200,000 = 2%

Home Warranty

Mandatory.

		Single	Row/Condo
National Home Warranty Program	Premium	\$2,000	\$1,000
Homeowner Protection Office	Licensing fee	\$25	\$25
	Coastal climate zone fee		\$750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

Manitoba

WINNIPEG - Description of Municipal Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>WINNIPEG</i>
	Single Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$240,000
Size (sq.ft.)	1,600
Lot frontage (ft.)	45
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$3,740
Land Dedications	\$2,161
Development Application And Processing Fees	\$411
Building Permit Fees	\$749
<i>Other Charges and Taxes:</i>	
New Home Warranty Program Fees	\$400
Registry Fees/Land Transfer Tax	\$2,519
Provincial Sales Tax	\$6,587
Goods and Services Tax (GST)	\$9,216
Total:	\$25,783

Municipal Charges

Infrastructure Charges

Developers are required to contribute to the regional facilities for land drainage by the payment (or installation of facilities) of a Trunk Services Rate that varies throughout Winnipeg due to specific needs in each area—rates vary from \$5,000-\$16,000 per acre, with the majority being in the \$9,000-\$11,000 per acre range.

Depending on the location within the City, there may also be transportation area charges or other charges. The developer is responsible for the installation of connections to trunk services external to the subdivision as well as the design and construction of services within the subdivision.

Developers are eligible for paybacks for any oversizing of services or for trunk facilities where costs are normally covered by the sewer or water utility.

There is no specific engineering fee relating to the installation of services. The developer must pay fees for the design and site supervision of service installation

on behalf of the City—generally provided by a private consultant and invoiced directly to the developer.

In addition, the developer is required to install services in road allowances adjacent to public park reserves and to grade, level, sod and install irrigation and drainage systems (the cost of this is estimated at roughly \$71,300 per acre of parkland).

In addition, there are fees totaling \$236 per unit for lot grading, administration, sewer application and development permit.

Land Dedications

8% of the net area (excluding land required for regional roads, etc.) for park purposes.

Development Application and Processing Fees

Filing fees:

- \$1673 per subdivision plus an advertising fee of roughly \$1,800
- Additional lot fee: \$38 per lot applies upon approval of the subdivision
- Administration fee (legal and administration cost): \$ 1,400 approximately per acre.
- Filing fees of \$278 for a development application for approval of a condominium plan of survey, plus \$38 per unit upon receiving approval.

Building Permit Fees

- For single-detached dwellings and other dwellings of 2 storeys or less:
 - \$2.37 per square metre of finished space
 - \$1.18 per square metre of unfinished space (including garages and basements).

For multiple family dwellings: \$7 per sq m.

For apartment buildings up to nine storeys: \$7 per sq. m.

For apartment buildings more than nine storeys: \$10 per sq. m.

Plumbing Permit fees:

- single-detached dwellings and other dwellings of 2 storeys or less: \$128 per unit
- multiple family dwellings (including row houses and apartments): \$314 for the first three units, \$77 for each additional unit.

Electrical Permit fees:

- single-detached dwellings and other dwellings of 2 storeys or less are \$128 per unit

- multiple family buildings (including row houses and apartments): \$314 for the first three dwelling units, and \$77 for each additional unit.

Provincial Charges

Sales Tax

7% on building materials, plus mechanical and electrical contract price.

Registration fee

Title registration	\$69
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Land Transfer Tax

First \$30,000	0.00%
Next \$60,000	0.50%
Next \$60,000	1.00%
Next \$50,000	1.50%
Remainder	2%

Federal Charges

6% GST on price of home, minus rebate.

New Brunswick

MONCTON - Description of Levies, Fees and Charges:

<i>Estimates of GICs</i>	<i>MONCTON</i>
	Single Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$160,000
Size (sq.ft.)	1,200
Lot frontage (ft.)	60
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$100
Land Dedications	\$1,090
Development Application And Processing Fees	\$195
Building Permit Fees	\$777
<i>Other Charges and Taxes:</i>	
Warranty Fees	\$330
Registry Fees/Land Transfer Tax	\$465
Provincial Sales Tax	\$12,800
Goods and Services Tax (GST)	\$6,144
Total:	\$21,901

Municipal Charges

Infrastructure Charges

The Development Cost Recovery Fee is levied against larger developments (smaller development within an already serviced area is exempt) to recover the municipality's cost for major sewer and water extensions required to open new areas for development. It is applied on a per hectare basis (excluding non-

developable areas or parkland contributions). A typical charge is \$10,000 per hectare, which usually yields 12 lots, so a typical per lot development recovery charge may be in the range of \$833.

The Underground Services Fee of \$100 per dwelling offsets the cost of having municipal inspectors visit each sanitary and storm connection to ensure that there are no cross-connections between the sanitary and storm sewer systems.

Land Dedications

10 per cent or cash in lieu.

Development Application and Processing Fees

Subdivision application fee: \$250 per subdivision plan and \$150 per lot approved.

Subdivision Agreement fee: \$750 fee per subdivision.

Development Permit Fee:

- \$20 for a single or a duplex
- \$35 for a multiple building of up to 24 units
- \$60 for a multiple building of more than 24 units.

Building Permit Fees

Building permit fee: \$7.50 per \$1,000 construction value.

Building construction value is calculated as follows:

- Single family dwelling, \$65 main floor, \$50/sq. ft. second floor
- Unfinished basement: \$10/sq. ft.
- Garage: \$20 /sq. ft.
- Apartment: \$90/sq. ft.

Plumbing fee: \$50 per unit plus \$16 per fixture.

Provincial Charges

Sales Tax

8% on price of home. Harmonized with GST.

Title Registration Fee

\$65

Land Transfer Tax

0.25% of sale price.

Home Warranty Fee

\$330 for singles and rows. \$850 for condos, on average. Not required by law. To be consistent with the majority of cities included in this study, however, we include it here.

Federal Charges

6% GST on price of home, minus rebate.

Newfoundland

ST. JOHN'S - Description of Levies, Fees and Charges

Estimates of GICs	ST. JOHN'S
	Single Detached House
Dwelling Characteristics:	
Price (excluding HST)	\$175,000
Size (sq.ft.)	1,300
Lot frontage (ft.)	45
Municipal Levies, Fees and Charges:	
Infrastructure Charges	\$0
Land Dedications	\$1,000
Development Application And Processing Fees	\$100
Building Permit Fees	\$761
Other Charges and Taxes:	
Warranty Fees	\$330
Registry Fees/Land Transfer Tax	\$800
Provincial Sales Tax	\$14,000
Goods and Services Tax (GST)	<u>\$6,720</u>
Total:	\$23,711

Municipal Charges

Infrastructure Charges

No infrastructure charges. The developer is responsible for the installation of connections to trunk services external to the subdivision as well as services within the subdivision.

Land Dedications

A \$1,000 per lot development fee goes into an open space fund. If the developer is required to build a tot lot (usually in subdivisions of over 60 lots), the cost to the developer is subtracted from the development fee.

There is no land dedication fee for condominiums.

Development Application and Processing Fees

Subdivision application fee: \$100 per new lot created.

Building Permit Fees

Building permit fee: \$3.87 per square metre for one and two unit dwellings, excluding basements. For finished basements including recreation rooms and basement apartments, and garages, \$1.12 per square metre.

For other dwellings and renovations, \$9 per \$1,000 of work up to \$100,000 and \$7.20 per \$1,000 for work greater than \$100,000.

Additional fees:

- Plumbing: \$14 per fixture.
- Water turn-on fee: \$50 for a new dwelling.
- Electrical inspection fee: \$25 for up to 5 outlets and fixtures, \$2 for each additional outlet.
- Installation fee for new electrical services: \$12.

Provincial Charges**Sales Tax**

8% on price of home. Harmonized with GST.

Registration Fee

Base fee: \$100

Plus 0.4% of sale value.

Land transfer tax

None.

Home Warranty Fee

\$330 for singles and rows. \$850 for condos, on average. Not required by law. To be consistent with the majority of cities included in this study, however, we include it here.

Federal Charges

6% GST on price of home, minus rebate.

Northwest Territories

YELLOWKNIFE - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>YELLOWKNIFE</i>
	Single-Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$325,000
Size (sq.ft.)	1,700
Lot frontage (ft.)	50
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$170
Land Dedications	\$0
Development Application And Processing Fees	\$18
Building Permit Fees	\$1,354
<i>Other Charges and Taxes:</i>	
Registry Fees/Land Transfer Tax	\$488
Provincial Sales Tax	\$0
Goods and Services Tax (GST)	<u>\$12,480</u>
Total:	\$14,509

Municipal Charges

Infrastructure Charges

No development charges. The developer is responsible for the installation of internal subdivision services, as well as covering the costs of connecting the subdivision to trunk services.

There is a water meter charge of \$140 per unit plus a connect fee of \$30 per unit.

Land Dedications

No public land use dedication since the land is released from the publicly owned land reserve.

Development Application and Processing Fees

Development permits:

- \$50 for single-detached developments
- \$100 for multi-family developments
- additional fee of \$10 per \$100,000 is levied for developments where the estimated construction value exceeds \$1 million.

Building Permit Fees

Building permit fees:

- \$30.32
- plus \$0.43 per square foot (of total floor area, including unfinished basements) for single-detached units
- plus \$0.24 per square foot for garages
- other dwelling types, \$30.32 plus \$6.67 per \$1,000 of construction costs (excluding mechanical).

Mechanical permits for HVAC systems: \$30.32 plus \$6.67 per \$1,000 of mechanical construction costs.

Plumbing fees are \$30.32 plus \$7.28 per fixture.

Territorial Charges

Registry Fees

0.15%

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

Nova Scotia

HALIFAX - Description of Levies, Fees and Charges

Estimates of GICs	HALIFAX	
	Single Detached House	Condominium Apartment
Dwelling Characteristics:		
Price (excluding HST)*	\$240,000	\$210,000
Size (sq.ft.)	1,600	1,200
Lot frontage (ft.)	40	
Municipal Levies, Fees and Charges:		
Infrastructure Charges	\$3,060	\$1,500
Land Dedications	\$2,894	\$1,850
Development Application And Processing Fees	\$35	\$0
Building Permit Fees	\$764	\$1,027
Other Charges and Taxes:		
Warranty Fees	\$330	\$850
Registry Fees/Land Transfer Tax	\$3,675	\$3,225
Provincial Sales Tax	\$19,200	\$16,800
Goods and Services Tax (GST)	\$9,216	\$8,064
Total:	\$39,173	\$33,315

Municipal Charges

Halifax Regional Municipality resulted from the amalgamation of Halifax, Dartmouth, and Bedford along with a large rural area in 1996. Since then, most GICs have been standardized across the regional municipality.

Infrastructure Charges

Capital Cost Charges vary depending on the location and density of the development. Overall, charges average roughly:

- \$2,500 for single-detached units
- \$1,900 for townhouses
- \$1,500 for apartments.

Sewer redevelopment charge

- \$0.30 per square foot (does not apply where the Capital Cost Charge applies).

The developer is responsible for funding the share of the installation cost of connections to trunk services external to the subdivision which benefits the development. The developer is also responsible for the installation of services within the subdivision.

Municipal inspection fee

- 2% of construction cost of the infrastructure work on the subdivision.

Land Dedications

10% parkland dedication is required.

Development Application and Processing Fees

The subdivision bylaw which applies across the region has the following fee schedule (per subdivision):

- Concept Applications - \$250
- Final Applications -
 - up to 10 lots, \$250
 - up to 20 lots, \$500
 - up to 50 lots, \$1,000
 - over 50 lots, \$1,500

Unless an apartment project requires subdivision of land, there are no processing fees.

Building Permit Fees

- Single-family units: \$0.30 per square foot, plus \$0.10 per square foot for basements and garages and \$0.25 per square foot for floors more than 5.5 ft below grade.
- Renovations and commercial construction (including apartment buildings): \$5.50 per \$1,000 of value.

Plumbing Permit Fees

- \$50 per unit for new residential buildings of 4 units or less
- \$25 per unit for multiple unit residential buildings with more than 4 units

Halifax Regional Water Commission Service Lateral Fee

- \$30 in areas serviced with central water - inspection fee - per lot in a sub - or per building.

Streets & Services Fee

- \$100 for installation of service laterals and driveways - inspection fee - per lot in a subdivision - or per building.

Deed Transfer Tax

1.5% of selling price. Collected by province but paid to HRM.

Provincial Charges

Sales Tax

8% on price of home. Harmonized with GST.

Registration fee

- \$149 per subdivision being registered in Registry of Deeds (does not apply to apartment buildings)
- \$74.50 per unit registered (all unit types)

Home Warranty Fee

\$330 for singles and rows. \$850 for condos, on average. Not required by law. To be consistent with the majority of cities included in this study, however, we include it here.

Federal Charges

6% GST on price of home, minus rebate.

Ontario

HAMILTON – Description of levies, fees and charges

<i>Estimates of GICs</i>		<i>HAMILTON</i>	
	Single		
	Detached	Row	
	House	House	
<i>Dwelling Characteristics:</i>			
Price (excluding GST)	\$310,000	\$215,000	
Size (sq.ft.)	2,000	1,400	
Lot frontage (ft.)	40	24	
<i>Municipal Levies, Fees and Charges:</i>			
Infrastructure Charges	\$24,445	\$19,654	
Land Dedications	\$2,378	\$477	
Development Application			
And Processing F	\$875	\$875	
Building Permit Fees	\$1,596	\$897	
<i>Other Charges and Taxes:</i>			
New Home Warranty Program Fees	\$550	\$450	
Other Provincial Charges	185.00	185.00	
Registry Fees/Land Transfer Tax	\$3,200	\$1,950	
Provincial Sales Tax	\$7,722	\$6,241	
Goods and Services Tax (GST)	\$11,904	\$8,256	
Total:	\$52,854	\$38,986	

Municipal Charges

The City of Hamilton resulted from the amalgamation in 2001 of the Region of Hamilton-Wentworth with the former City of Hamilton and surrounding municipalities. Since then, fees and charges have been standardized across the new municipality, although a component of the infrastructure charges is calculated on an area-specific basis.

Infrastructure Charges

Development Charges (per unit):

- Single-detached: \$15,875
- Row house: \$12,596
- Apartment (1-bedroom bachelor): \$6,181
- Apartment (2+ bedroom): \$10,349

Education Charge: \$307

GO Transit:

- Single-detached: \$186
- Row house: \$148
- Apartment (1-bedroom bachelor): \$72
- Apartment (2+ bedroom): \$121 per unit

Special area charges: There are several sub-areas with additional development charges. The fastest growing is Binbrook, where the additional per unit charges are:

- Single-detached: \$6,935
- Row house: \$5,503
- Apartment (1-bedroom bachelor): \$2,700
- Apartment (2+ bedroom): \$4,521

Water and sewer connection permit:

- Single-detached: \$421.87 per unit if storm sewers. \$419.95 if no storm sewers.
- For multi-unit residential housing, the permit fee involves:
 - Administration fee (water and sewer applied for together) of \$130 fee per application
 - Drawing review fee of \$410 per application
 - Water and sewer line fees: \$5/linear meter
 - Inspection and testing fee: \$410 for pipes under 100 mm; \$510 for larger pipes; no fee for under 50mm.
 - Cost of meters: For a 16mm meter (typical) that serves one unit, \$392 per unit.

Engineering construction supervision: 4% of cost of engineering.

Land dedications

5% of the land area or cash in lieu.

Development Application and Processing Fees

Plan of Subdivision (singles and row houses)

- Base fee: \$8,295
- \$45 Per Unit

Subdivision agreement preparation:

- Base fee: \$4,950
- \$195 per unit
- Final Approval and Registration: \$ 1,110.

Subdivision agreement execution:

- Agreement administration \$ 2,320
- Cash and security administration: \$ 1,125, plus \$ 11.25 per lot.

Site plan approval: (row houses and apartments): \$5,450 per application.

Plan of Condominium:

- Base fee: \$3,320.00 +
- \$35 Per Unit

Conservation Authorities Fee:

- Subdivision/Condominiums:
 - Major applications \$3,290
 - Intermediate applications \$1,710
 - Minor applications \$385.

Building Permit Fees

Building permit fees are based on floor area of building and on type of building, as shown in the table. These costs include mechanical and plumbing fees.

BUILDING CLASSIFICATIONS	\$/ m²
Apartments (under 2 storeys), Rowhouse, townhouse (no garage)	\$6.34
Apartments (under 2 Storeys), Rowhouse, townhouse (with garage)	\$6.90
Single Family Dwelling, semi, duplex (no garage)(up to 300 m ² /unit)	\$7.31
Single Family Dwelling, semi, duplex (with garage)(up to 300 m ² /unit)	\$8.59
Single Family Dwelling, semi, duplex (greater than 300 m ² /unit)	\$11.68
Apartment buildings (2-10 storeys)	\$9.19
Apartment buildings (greater than 10 storeys)	\$9.01

Provincial Charges

Electric Permit

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%
\$250,000-\$400,000 = 1.5%
Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

LONDON - Description of Levies, Fees and Charges

Estimates of GICs	LONDON	
	Single Detached House	Row House
Dwelling Characteristics:		
Price (excluding GST)	\$250,000	\$220,000
Size (sq.ft.)	1,600	1,400
Lot frontage (ft.)	40	22
Municipal Levies, Fees and Charges:		
Infrastructure Charges	\$13,936	\$10,828
Land Dedications	\$903	\$689
Development Application And Processing Fees	\$85	\$75
Building Permit Fees	\$1,085	\$624
Other Charges and Taxes:		
New Home Warranty Program Fees	\$450	\$450
Registry Fees/Land Transfer Tax	\$2,300	\$2,000
Other Provincial Charges	185.00	185.00
Provincial Sales Tax	\$7,128	\$6,546
Goods and Services Tax (GST)	\$9,600	\$8,448
Total:	\$35,671	\$29,844

Municipal Charges

Infrastructure Charges

Development charges (per unit) for new developments inside the urban growth area are as follows:

	Single/Semi	Multiples	Apartment	
			< 2 bed.	>= 2 bed.
Development Charges	\$8,926	\$6,324	\$3,861	\$5,416
Urban Works Charges	\$4,479	\$3,973	\$2,256	\$3,160
London District Catholic School Board	\$379	\$379	\$379	\$379
Total	\$13,784	\$10,676	\$6,496	\$8,955

Lower charges (for example, a total of \$5,493 for a single-detached unit) apply outside the urban growth area.

There is also a charge of approximately \$34 for single-detached and row dwellings to connect with the water supply system.

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision.

City engineering review: \$60 per lot.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

The parkland dedication is 5 per cent or cash-in-lieu according to the following schedule:

- single-detached:
 - up to 11.99 metre lot frontage: \$835
 - 12-14.99 metre lot frontage: \$1,075
 - 15-17.99 metre lot frontage: \$1,310
 - 18+ metre lot frontage: \$1,630
- semi-detached: \$835
- townhouse: \$515
- apartment: \$280

Development Application and Processing Fees

Plans of subdivision: \$2,000 plus \$300 per hectare to a maximum of \$15,000.
Fee for final plan approval: \$500.

Plan of condominium: \$600

For multi-unit developments in excess of 10 units, a site plan approval fee of \$600 is levied.

Building Permit Fees

- Single-detached and semi-detached units: \$7.30 per square metre
- Townhouses and apartments: \$4.80 per square metre.

Provincial Charges

Electric Permit:

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%

\$250,000-\$400,000 = 1.5%

Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000

MISSISSAUGA - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	MISSISSAUGA		
	Single Detached House	Row House	Condominium Apartment (1-Bed)
<i>Dwelling Characteristics:</i>			
Price (excluding GST)	\$425,000	\$260,000	\$235,000
Size (sq.ft.)	1,900	1,400	800
Lot frontage (ft.)	40	22	
<i>Municipal Levies, Fees and Charges:</i>			
Infrastructure Charges	\$25,310	\$21,306	\$15,278
Land Dedications	\$6,835	\$1,915	\$5,500
Development Application And Processing Fees	\$550	\$888	\$292
Building Permit Fees	\$1,816	\$1,338	\$792
<i>Other Charges and Taxes:</i>			
New Home Warranty Program Fees	\$650	\$500	\$450
Registry Fees/Land Transfer Tax	\$7,100	\$2,375	\$2,150
Other Provincial Charges	185.00	185.00	44
Provincial Sales Tax	\$7,908	\$6,505	\$5,190
Goods and Services Tax (GST)	\$22,440	\$9,984	\$9,024
Total:	\$72,794	\$44,996	\$38,720

Municipal Charges

The City of Mississauga is a lower-tier municipality in the Regional Municipality of Peel. Both the Region and the City have infrastructure charges and development application charges. Other charges are imposed by the City only.

Infrastructure Charges

Development Charges (per unit):

	Single/Semi/Row	Apartment	
		=<750 sq.ft	>750 sq.ft.
City of Mississauga	\$9,592	\$3,563	\$6,852
Peel Region	\$7,982	\$2,964	\$5,701
GO Transit	\$382	\$141	\$273
Education	\$1,903	\$1,903	\$1,903
TOTAL	\$19,859	\$8,571	\$14,729

Additional infrastructure charges:

- Storm Water Management: \$52,406 per net hectare;
- Topsoil removal fee:
 - \$75 for one hectare or less
 - \$500 plus \$25 per hectare for areas of greater than one hectare
- Regional water meter fee:
 - \$260 (3/4 inch pipe for a single family dwelling)
 - water meter fee increases depending on the meter size (for a 3-inch pipe, applicable for multiple dwellings, the fee is \$7,730)
- Engineering fee:
 - if less than \$100,000, 4.5% of total estimated value of services (or a minimum charge of \$3,200)
 - Services valued between \$100,000 and \$500,000, the fee is 4%.
 - Services valued above \$500,000, the fee is 3½%

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision, paid to the Region of Peel.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

- For singles, semis and street townhouses: 5 per cent or cash in the amount of 5 per cent of the market value of the lands, fully serviced.
- For medium-density (such as cluster townhouses) and high-density dwellings, there is a flat charge of \$5,500 per unit.

Development Application and Processing Fees

Subdivision application fees:

\$3,500 for the Region of Peel

\$4,000 for the City (base fee) plus:

detached, semi-detached and rowhouse dwellings: \$300 per unit.

Legal Services. Fee: \$2,500 for registration of a Development Agreement.
Applies to single detached and row house subdivisions.

Site plan approval application fees: (would not normally apply to a subdivision of detached homes):

- Base fee: \$1,500 plus:
 - row house dwellings: \$300 per unit
 - All other residential uses (including apartments): \$1.50 per m² if building gross floor area is over 500m².

Condominiums application fee:

- \$3,500 from the City (plus \$20 per unit for apartment units, and \$50 per unit for other dwelling types)
- Regional fee of \$755 per development.

Building Permit Fees:

- Singles, semis and townhouses of less than 4,000 square feet: \$10.29 per square metre
- Total unit size is greater than 4,000 square feet: \$13.00 per square metre
- Apartment buildings: \$9.27 per square metre.
- Garage fee: \$3.96 per square metre for detached (but not attached) garages

Provincial Charges

Electric Permit

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%

\$250,000-\$400,000 = 1.5%

Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000

OTTAWA - Description of Levies, Fees and Charges

Estimates of GICs	OTTAWA		
	Single Detached House	Row House	Apartment
Dwelling Characteristics:			
Price (excluding GST)	\$350,000	\$215,000	\$180,000
Size (sq.ft.)	2,300	1,300	900
Lot frontage (ft.)	45	18	
Municipal Levies, Fees and Charges:			
Infrastructure Charges	\$21,652	\$16,043	\$8,096
Land Dedications	\$1,367	\$728	\$595
Development Application And Processing Fees	\$617	\$702	\$265
Building Permit Fees	\$2,876	\$1,863	\$1,796
Other Charges and Taxes:			
New Home Warranty Program Fees	\$550	\$450	\$400
Registry Fees/Land Transfer Tax	\$3,800	\$1,950	\$1,600
Other Provincial Charges	185.00	185.00	44
Provincial Sales Tax	\$9,848	\$6,134	\$5,533
Goods and Services Tax (GST)	\$13,440	\$7,951	\$6,656
Total:	\$54,334	\$36,005	\$24,985

Municipal Charges

The City of Ottawa was amalgamated with other municipalities in the Region of Ottawa-Carleton in 2001. Most GICs have now been standardized across the new municipality. Infrastructure charges are calculated on an area-specific basis. This review presents the charges for the area of South Nepean.

Infrastructure Charges

The development charges applicable to South Nepean are as follows (per unit):

- Single-family - \$18,081
- Row - \$14,029
- Large (2 bedrooms or more) apartment - \$12,801
- Small Apartment - \$7,478

In addition, there is an area-specific stormwater facility charge as follows (per unit):

- Single-family - \$1,713
- Row - \$1,352

- Apartment - \$618

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision.

There is also an Engineering Design Review and Inspection fee of 4% of the value of the hard servicing (roads, sewers, watermains, sidewalks, curbs, stormwater etc.) and 2% of the soft servicing (lot grading, sodding, driveway treatment etc.).

Land Dedications

1 hectare per 300 dwelling units or 5% or cash in lieu.

Development Application and Processing Fees

Plan of Subdivision Approval:

Type of Development	Fee at Submission	Registration Fee per Phase	Legal Fee per Phase
1-40 units	\$15,900	\$3,400	\$2,600
41-250 units	\$28,100	\$4,000	\$4,000
250+ units	\$33,400	\$5,000	\$5,500

Plan of Subdivision Registration: \$5,115 per subdivision.

Plan of Condominium Approval Fee: \$7,184

Site Plan Control Fee: For townhouse and apartment developments, there is a site plan control fee of \$1,800 (\$9,000 if there is public consultation), plus a legal fee of \$1,615.

Conservation Authority fee: \$1,050 per subdivision or condominium.

Building Permit Fees

\$13.50 per \$1,000 (or part thereof) of the estimated value of the proposed work (minimum fee: \$80).

Provincial Charges

Electric Permit

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%

\$250,000-\$400,000 = 1.5%

Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

SUDBURY - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>SUDBURY</i>
	Single Detached House
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$260,000
Size (sq.ft.)	1,600
Lot frontage (ft.)	55
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$3,017
Land Dedications	\$1,612
Development Application And Processing Fees	\$239
Building Permit Fees	\$1,658
<i>Other Charges and Taxes:</i>	
New Home Warranty Program Fees	\$500
Registry Fees/Land Transfer Tax	\$2,450
Other Provincial Charges	185.00
Provincial Sales Tax	\$6,975
Goods and Services Tax (GST)	<u>\$9,984</u>
Total:	\$26,619

Municipal Charges

Infrastructure Charges

Development Charges (per unit):

	Single/Semi/Row	Apartments
Sewer Service	\$671	\$405
Water Service	\$1,302	\$786
General Service	\$752	\$454

There is a water meter charge of \$234 per unit to connect to the water supply system.

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

5% or cash in lieu.

Development Application and Processing Fees

Subdivision plan applications:

- base fee of \$1,690.00 to a maximum fee of \$5,000
- \$60 per lot for the first 50 single/semi lots
- \$32 per lot for each lot in excess of 50
- \$300 per block for row and apartment buildings.
- statutory newspaper notice fee of \$275 (in cases where there is no rezoning or official plan amendment required)
- subdivision administration fee of \$130 per lot or block.

Condominium plan applications: \$1,690.

Apartment buildings of more than 4 units are subject to a site plan control application fee of \$759.

Building Permit Fees

Building permit fee: \$10.70 per \$1,000 of construction value (minimum \$108).

Plumbing permit fee: \$4.70 per fixture and \$2.20 for each stack or floor drain, and for a hot water tank (minimum \$108 if the application is not associated with a building permit).

Provincial Charges

Electric Permit:

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%

\$250,000-\$400,000 = 1.5%

Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

TORONTO - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>TORONTO</i>		
	Single		
	Detached	Row	Apartment
	House	House	(1-Bed)
<i>Dwelling Characteristics:</i>			
Price (excluding GST)	\$755,000	\$295,000	\$195,000
Size (sq.ft.)	2,800	1,500	600
Lot frontage (ft.)	40	18	
<i>Municipal Levies, Fees and Charges:</i>			
Infrastructure Charges	\$11,644	\$8,887	\$4,329
Land Dedications	\$15,418	\$3,631	\$1,750
Development Application And Processing Fees	\$878	\$878	\$321
Building Permit Fees	\$3,556	\$1,964	\$1,378
<i>Other Charges and Taxes:</i>			
New Home Warranty Program Fees	\$750	\$500	\$400
Registry Fees/Land Transfer Tax	\$11,650	\$2,975	\$1,750
Other Provincial Charges	185.00	185.00	44.000
Provincial Sales Tax	\$12,145	\$6,857	\$4,191
Goods and Services Tax (GST)	\$45,300	\$11,328	\$7,488
Total:	\$101,526	\$37,205	\$21,651

Municipal Charges

Infrastructure Charges

Development Charges (per unit):

- single-detached and semi-detached \$9,742
- other multiples \$7,752
- 1-bedroom apartments \$3,927
- 2+ bedroom apartments \$6,318
- Education Development Charge of \$402 per unit which applies to all residential units.

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision.

The developer is responsible for the installation of internal subdivision services, off-site services and cash-in-lieu payments for offsite infrastructure. The City charges an engineering fee of 5% of the servicing costs.

Land Dedications

The alternative parkland dedication rate for residential development up to a maximum of 1.0 hectare per 300 units or 5% of developable land for park purposes, or equivalent cash-in-lieu of the land value

Development Application and Processing Fees

- Plan of subdivision approval: \$18,593.03, plus \$413.18 for each proposed lot
- Condominium approval: \$12,395.35, plus \$41.36 per unit
- Site plan control: \$2,065.94 plus \$2.10 per square metre for buildings with gross floor area over 500 square metres.
- Public art charge on new developments greater than 20,000 square metres (215,000 square feet), up to a maximum of 1% of the project construction costs. This charge is implemented on a site-by-site basis through negotiation with the applicant.

Building Permit Fees

Building permit fee: \$13.18 per square metre for single family dwellings, semis, townhouses, duplexes and live/work units. \$20.87 for all other multiple unit buildings. For single and semi-detached, duplexes and townhouses, there is an additional fee for detached garages of \$87.86 per unit.

A Residential Unit Fee of \$40.00 per new unit included in an application is also applied.

Provincial Charges

Electric Permit:

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%
\$55,000 to \$250,000 = 1.0%
\$250,000-\$400,000 = 1.5%
Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

VAUGHAN - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	VAUGHAN	
	Single Detached House	Apartment (1-Bed)
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$465,000	\$305,000
Size (sq.ft.)	2,100	1,000
Lot frontage (ft.)	40	
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$28,825	\$13,452
Land Dedications	\$7,159	\$2,000
Development Application And Processing Fees	\$1,890	\$1,090
Building Permit Fees	\$1,947	\$962
<i>Other Charges and Taxes:</i>		
New Home Warranty Program Fees	\$700	\$550
Registry Fees/Land Transfer Tax	\$5,850	\$3,125
Other Provincial Charges	185.00	185.00
Provincial Sales Tax	\$8,906	\$7,041
Goods and Services Tax (GST)	\$27,900	\$11,712
Total:	\$83,362	\$40,116

Municipal Charges

Vaughan is a lower-tier municipality located in the Regional Municipality of York. Both levels of government levy infrastructure charges and development application fees. Other charges are levied by Vaughan only.

Infrastructure Charges

Development Charges (per unit):

	City of Vaughan	Region of York	Boards of Education	Total	GO Transit
Single	\$9,198	\$16,249	\$1,670	\$27,117	\$296
Row	\$7,885	\$13,846	\$1,670	\$23,401	\$233
Apartment: 2 or more bedrooms	\$5,126	\$10,157	\$1,670	\$16,953	\$171
Less than 2 bedrooms	\$5,126	\$6,460	\$1,670	\$13,256	\$108

Additional infrastructure charges for the City:

- there are special service area development charges for specific areas for the provision of water mains, sanitary sewers and storm drainage facilities. For residential developments in Maple (the most active area in Vaughan), these special area charges would total roughly \$2,506 per net developable hectare;
- \$190 for low-density water connections; and
- an engineering fee of 3.5% of the total cost of installing subdivision services.

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision, paid to the Region of York.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

5.0% of the land or 1 hectare for every 300 units, whichever is greater.

Development Application and Processing Fees

City of Vaughan:

- Site development:
 - Base fee: \$3,790
 - Single, semi and townhouses: \$570 per unit
 - Apartment: \$190 per unit
- Draft Plan of Condominium:
 - Base fee: \$7,580
 - \$80 per unit (residential plans)
- Draft Plan of Subdivision:
 - Minus 40% of Block Plan Fee from the total subdivision fee, if the plan is within a block (\$475 per ha)
 - Base fee: \$11,370
 - Single, semi and townhouses: \$570 per unit
 - Apartments: \$190 per unit.

Regional Municipality of York:

- Review of subdivision plans: \$2,265
- Review of condominium plans: \$1,400
- Preparation of development charge agreement: \$1,050

The Toronto and Region Conservation Authority charges fees for review of subdivision plans, which affects most applications in Vaughan. The draft plan of subdivision fee is:

- less than 5 ha - \$8,650 per application
- 5-25 ha: \$17,250

- over 25 ha: \$2,300.

There is also a clearance fee on all applications:

- less than 5 ha - \$2,875 per application
- over 5 ha: \$6,325

Building Permit Fees

- \$9.75 per square metre for single, semi and duplex
- \$9 per square metre for townhouses, plus a garage fee of \$2 per square metre
- \$9 per square metre for apartments

Provincial Charges

Electric Permit

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%
 \$55,000 to \$250,000 = 1.0%
 \$250,000-\$400,000 = 1.5%
 Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

WATERLOO - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	WATERLOO	
	Single Detached <u>House</u>	Row <u>House</u>
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$290,000	\$200,000
Size (sq.ft.)	2,000	1,200
Lot frontage (ft.)	35	20
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	18,948.50	\$14,242
Land Dedications	\$3,303	\$1,088
Development Application And Processing Fees	\$1,099	\$1,099
Building Permit Fees	\$1,750	\$1,110
<i>Other Charges and Taxes:</i>		
New Home Warranty Program Fees	\$500	\$400
Registry Fees/Land Transfer Tax	\$2,900	\$1,800
Other Provincial Charges	185.00	185.00
Provincial Sales Tax	\$7,404	\$5,384
Goods and Services Tax (GST)	<u>\$11,136</u>	<u>\$7,680</u>
Total:	\$47,225	\$32,987

Municipal Charges

The City of Waterloo is a lower-tier municipality within the Regional Municipality of Waterloo (along with six other local municipalities). Both levels of municipal government have infrastructure and development application charges. The City of Waterloo alone has land dedication and building permit charges.

Infrastructure Charges

City of Waterloo Development Charges (per unit):

- single-detached & semi-detached: \$10,144
- townhouse: \$7,600
- other multiples \$3,172
- apartments less than 65 square metres: \$3,140
- apartments more than 65 square metres: \$5,967

The City of Waterloo also charges a 5% engineering inspection fee.

Regional Municipality of Waterloo Development Charges (per unit):

Service	Single / Semi-Detached	Townhouse	Apartment
Basic Services	\$87	\$65	\$50
Transit	\$201	\$153	\$116
Library	\$0	\$0	\$0
Transportation	\$5,157	\$3,910	\$2,966
Water Supply	\$816	\$619	\$469
Wastewater	\$512	\$388	\$294
Total	\$6,773	\$5,135	\$3,895

Waterloo Regional District School Board Development Charge: \$637 per unit.

Waterloo Catholic School Board development charge of \$112 per unit.

Fees for engineering review on behalf of Ministry of the Environment: \$2,300 per subdivision.

Land Dedications

5% of land area or cash in lieu.

Development Application and Processing Fees

City of Waterloo:

- Draft plan of subdivision: \$32,000.
- Draft plan of condominium: \$1,500

Regional Municipality of Waterloo:

- **Subdivision plans:**
 - Draft approval \$2,500
 - Registration release: \$2,000
 - Submission of completed application: \$1,000.
- **Condo plans:**
 - Draft approval: \$1,000
 - Registration release: \$1,000
 - Submission of completed application: \$1,000

Conservation Authority fees:

- Fee for storm-water management review: \$6,720 per subdivision.
- Processing fee: \$170

Building Permit Fees

- Single-detached, semi-detached, townhouse, duplex (per square foot): \$0.80

- Garage/carport (per bay): \$75
- Apartment building (per square foot): \$.80

Provincial Charges

Electric Permit

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%

\$250,000-\$400,000 = 1.5%

Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

WINDSOR - Description of Levies, Fees and Charges

Estimates of GICs	WINDSOR	
	Single Detached House	Row House
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$190,000	\$180,000
Size (sq.ft.)	1,300	1,200
Lot frontage (ft.)	50	30
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$10,178	\$8,635
Land Dedications	\$491	\$718
Development Application And Processing Fees	\$215	\$215
Building Permit Fees	\$1,938	\$1,825
<i>Other Charges and Taxes:</i>		
New Home Warranty Program Fees	\$400	\$400
Registry Fees/Land Transfer Tax	\$1,700	\$1,600
Other Provincial Charges	\$243	\$243
Provincial Sales Tax	\$5,614	\$5,245
Goods and Services Tax (GST)	\$7,296	\$6,912
Total:	\$28,075	\$25,793

Municipal Charges

Infrastructure Charges

Development Charges (per unit):

- single-detached: \$10,178
- semi/row: \$8,635
- apartment: \$5,243

The developer is responsible for the installation of internal subdivision services.

Land Dedications

5% or cash-in-lieu of:

- \$55 per front foot for single/semi/row units
- \$900 per unit for multiples.

Development Application and Processing Fees

Plan of Subdivision or a Condominium Application:

- \$1,698
- plus \$60 per unit
- maximum of \$5,500

Subdivision or condominium agreement preparation fee: \$1,000 plus \$50.00 per unit.

GIS fee - \$35 per development

In addition, there is a \$110 fee paid to the Essex Region Conservation Authority for review of subdivision applications and condominium applications throughout the city.

Building Permit Fees

Building permit fee:

- Single-family and townhouse units: \$0.95 per square foot for floors above the basement plus \$400
- \$0.35 per square foot for finished basement areas.
- Minimum fee: \$75
- Garage fee: \$75
- Deck fee: \$75
- Apartment buildings: \$1.20 per square foot.

Provincial Charges

MOE charges

Fees for engineering review by the Ministry of the Environment: \$2,300 per subdivision.

Electric Permit

The Electrical Safety Authority, a non-profit organization licensed by the Ontario government to carry out inspections of electrical work in new construction, collects a fee of \$185 for detached and row houses. For apartments, the fee is \$82 for the first four units plus \$40 per additional unit.

Sales Tax

8% on building materials.

Title Registration Fee

\$75

Land Transfer Tax

First \$55,000 = 0.5%

\$55,000 to \$250,000 = 1.0%
\$250,000-\$400,000 = 1.5%
Over \$400,000 = 2.0%

Home Warranty

	Single/Row	Condo
\$150,000-200,000	400	400
\$200K-250K	450	450
\$250K-300K	500	500
\$300K-350K	550	550
\$350K-400K	600	600
\$400K-450K	650	650
\$450K-500K	700	700
Over \$500K	750	750

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

Quebec

GATINEAU - Description of Levies, Fees and Charges

Estimates of GICs	GATINEAU
	Single Detached House
Dwelling Characteristics:	
Price (excluding GST)	\$185,000
Size (sq.ft.)	1,200
Lot frontage (ft.)	50
Municipal Levies, Fees and Charges:	
Infrastructure Charges	\$0
Land Dedications and Landscaping	\$3,907
Development Application And Processing Fees	\$103
Building Permit Fees	\$273
Other Charges and Taxes:	
Warranty Fees	\$925
Registry Fees/Land Transfer Tax	\$1,734
Other Provincial Charges	\$124
Provincial Sales Tax	\$9,221
Goods and Services Tax (GST)	\$7,104
Total:	\$23,391

Municipal Charges

The new City of Gatineau is the result of the amalgamation of the previous City of Hull with surrounding areas in 2002. This description of fees and charges applies to the area making up the former town of Gatineau.

Infrastructure Charges

There are no routine infrastructure charges. For off-site infrastructure, the work is generally paid for by the municipality and then recouped through a long-term local improvement tax imposed on the benefiting landowners or through the general property tax. In some cases, the developer helps install off-site infrastructure. The developer pays the costs for all on-site infrastructure

associated with the development with the exception of burying public utilities, which are paid by the municipality and recouped through a charge on adjacent properties (proportional to the property frontage). Elsewhere in Canada, these on-site charges are usually handled by the developer. In order to maintain consistency with the other municipalities included in this report, charges for on-site infrastructure are not included here.

Land Dedications

10% for parks, or cash in lieu based on 10% of the municipal evaluation of the land.

The developer must also pay a park landscaping fee of \$2 per gross square metre of the project, including streets (not including land ceded to the city).

Development Application and Processing Fees

Subdivision fee of \$102.50 per lot.

Building Permit Fees

\$2.55 per \$1,000 of the project costs, no less than \$205 per unit.

Provincial Charges

Plumbing Inspection Fee

The Régie du bâtiment du Québec has a plumbing inspection fee of \$124.35 for detached or semi-detached homes and row houses, and \$75.27 for other units.

Sales Tax

7.5% on price of home, including GST. There is a rebate for dwellings priced under \$225,000.

Title Registration Fee

\$134

Land Transfer Tax

First \$50,000 0.5%
Next \$200,000 1.0%
Remainder 1.5%

Home Warranty

	Single/Row	Condo
\$100K-200K	\$925	\$1,225
Over \$200K	\$975	\$1,225

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

LAVAL: Description of Levies, Fees and Charges

Estimates of GICs	LAVAL	
	Single Detached <u>House</u>	<u>Apartment</u>
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$270,000	\$160,000
Size (sq.ft.)	1,700	1,100
Lot frontage (ft.)	45	
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges**	\$0	\$0
Land Dedications	\$6,000	\$2,000
Development Application And Processing Fees	\$58	\$0
Building Permit Fees	\$310	\$250
<i>Other Charges and Taxes:</i>		
Warranty Fees	\$975	\$1,225
Registry Fees/Land Transfer Tax	\$2,684	\$1,484
Other Provincial Charges	\$124	\$75
Provincial Sales Tax	\$21,028	\$7,975
Goods and Services Tax (GST)	<u>\$10,368</u>	<u>\$6,144</u>
Total:**	\$41,547	\$19,153

Municipal Charges

Infrastructure Charges

There are no charges in Laval for off-site infrastructure. For off-site infrastructure, the work is paid for by the municipality and then recouped through a long-term local improvement tax imposed on the benefiting landowners or through the general property tax. In most cases, the developer pays the entire cost of installing on-site infrastructure. In some cases, on-site infrastructure is handled by the municipality, which charges the developer on a per linear metre basis. Elsewhere in Canada, these on-site charges are usually handled by the developer. In order to maintain consistency with the other municipalities included in this report, charges for on-site infrastructure are not included here.

Land Dedications

10% for parks, or cash in lieu.

Development Application and Processing Fees

\$115 for the subdivision application plus \$55 each lot.

Building Permit Fees

- Single detached dwelling: \$310
- Rowhouse: \$310 per dwelling
- Apartment: \$310 for the first dwelling and \$250 for each additional dwelling

Provincial Charges**Plumbing Inspection Fee**

The Régie du bâtiment du Québec has a plumbing inspection fee of \$124.35 for detached or semi-detached homes and row houses, and \$75.27 for other units.

Sales Tax

7.5% on price of home, including GST. There is a rebate for dwellings priced under \$225,000.

Title Registration Fee

\$134

Land Transfer Tax

First \$50,000 0.5%
 Next \$200,000 1.0%
 Remainder 1.5%

Home Warranty

	Single/Row	Condo
\$100K-200K	\$925	\$1,225
Over \$200K	\$975	\$1,225

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

LONGUEUIL - Description of Levies, Fees and Charges

Estimates of GICs	LONGUEUIL		
	Single	Row	
	Detached	House	Apartment
	House	House	Apartment
Dwelling Characteristics:			
Price (excluding GST)	\$250,000	\$180,000	\$145,000
Size (sq.ft.)	1,800	1,300	1,000
Lot frontage (ft.)	45	30	
Municipal Levies, Fees and Charges:			
Infrastructure Charges	\$0	\$0	\$0
Land Dedications	\$4,425	\$1,450	\$2,000
Development Application And Processing Fees	\$50	\$50	\$0
Building Permit Fees	\$150	\$150	\$150
Other Charges and Taxes:			
Warranty Fees	\$975	\$925	\$1,225
Registry Fees/Land Transfer Tax	\$2,384	\$1,684	\$1,334
Other Provincial Charges	\$124	\$124	\$75
Provincial Sales Tax	\$19,470	\$8,972	\$7,227
Goods and Services Tax (GST)	\$9,600	\$6,912	\$5,568
Total:	\$37,178	\$20,267	\$17,580

Municipal Charges

Longueuil was amalgamated with surrounding municipalities in 2002 and then partially de-amalgamated in 2006. This description of fees and charges applies to the part of Longueuil comprised of the previous municipality of Saint-Hubert.

Infrastructure Charges

No routine infrastructure charges. For off-site infrastructure, the work is paid for by the municipality and then recouped through a long-term local improvement tax imposed on the benefiting landowners. The developer pays the entire cost of installing on-site infrastructure.

Land Dedications

10% is dedicated to parks or cash in lieu equivalent to 10% of municipal value or combination of both.

Development Application and Processing Fees

Subdivision permit: \$50 per lot.

Building Permit Fees

Building permit: \$300 per unit for all types of dwellings

Provincial Charges

Plumbing Inspection Fee

The Régie du bâtiment du Québec has a plumbing inspection fee of \$124.35 for detached or semi-detached homes and row houses, and \$75.27 for other units.

Sales Tax

7.5% on price of home, including GST. There is a rebate for dwellings priced under \$225,000.

Title Registration Fee

\$134

Land Transfer Tax

First \$50,000 0.5%
Next \$200,000 1.0%
Remainder 1.5%

Home Warranty

	Single/Row	Condo
\$100K-200K	\$925	\$1,225
Over \$200K	\$975	\$1,225

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

MONTREAL - Description of Levies, Fees and Charges

Municipal Charges

<i>Estimates of GICs</i>	<i>MONTREAL</i>	
	Single Detached House	Apartment
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$355,000	\$205,000
Size (sq.ft.)	2,000	1,200
Lot frontage (ft.)	50	
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$0	\$0
Land Dedications	\$7,500	\$2,500
Development Application And Processing Fees	\$0	\$0
Building Permit Fees	\$1,551	\$1,119
<i>Other Charges and Taxes:</i>		
Warranty Fees	\$975	\$1,225
Registry Fees/Land Transfer Tax	\$3,959	\$1,934
Other Provincial Charges	\$124	\$75
Provincial Sales Tax	\$27,647	\$11,282
Goods and Services Tax (GST)	\$13,632	\$7,872
Total:	\$55,388	\$26,008

The City of Montreal was amalgamated with other municipalities on the Island of Montreal in 2002 and then partially de-amalgamated in 2006. The borough of Cotes-des-Neiges-Notre-Dame-de-Grace (part of the former City of Montreal) was selected to represent the amalgamated city of Montreal. Building permits are the responsibility of the borough while other charges pertain to the City of Montreal.

Infrastructure Charges

No routine infrastructure charges. For off-site infrastructure, the work is paid for by the municipality and then recouped through a long-term local improvement tax imposed on the benefiting landowners or through the general property tax. The developer pays the entire cost of installing on-site infrastructure.

Land Dedications

10% of the surface area of the project or cash in lieu.

Development Application and Processing Fees

There are no development application and processing fees.

Building Permit Fees

Permit: \$7.50 per \$1,000 of construction cost. Minimum of \$660 per dwelling. Same for multi-unit buildings (i.e., charge would apply to each unit in a multi-unit residential building).

Provincial Charges

Plumbing Inspection Fee

The Régie du bâtiment du Québec has a plumbing inspection fee of \$124.35 for detached or semi-detached homes and row houses, and \$75.27 for other units.

Sales Tax

7.5% on price of home, including GST. There is a rebate for dwellings priced under \$225,000.

Title Registration Fee

\$134

Land Transfer Tax

First \$50,000 0.5%
Next \$200,000 1.0%
Remainder 1.5%

Home Warranty

	Single/Row	Condo
\$100K-200K	\$925	\$1,225
Over \$200K	\$975	\$1,225

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

QUÉBEC CITY - Description of Levies, Fees and Charges

Estimates of GICs	QUEBEC CITY	
	Single Detached House	Apartment
Dwelling Characteristics:		
Price (excluding GST)	\$170,000	\$125,000
Size (sq.ft.)	1,100	900
Lot frontage (ft.)	55	
Municipal Levies, Fees and Charges:		
Infrastructure Charges	\$0	\$0
Land Dedications	\$2,575	\$1,500
Development Application And Processing Fees	\$50	
Building Permit Fees	\$300	\$56
Other Charges and Taxes:		
Warranty Fees	\$925	\$1,225
Registry Fees/Land Transfer Tax	\$1,584	\$1,134
Other Provincial Charges	\$124	\$75
Provincial Sales Tax	\$5,423	\$3,987
Goods and Services Tax (GST)	<u>\$6,528</u>	<u>\$4,800</u>
Total:	\$17,509	\$12,778

Municipal Charges

Quebec City was amalgamated with surrounding jurisdictions in 2002 and then partially de-amalgamated in 2006. This description of fees and charges applies to the part of Québec City comprised of the previous municipality of Beauport.

Infrastructure Charges

No routine infrastructure charges. For off-site infrastructure, the work is paid for by the municipality and then recouped through a long-term local improvement tax imposed on the benefiting landowners or through the general property tax. The developer pays the entire cost of installing on-site infrastructure.

Land Dedications

10% is dedicated to parks or cash in lieu equivalent to 10% of municipal taxable

value or combination of both.

Development Application and Processing Fees

\$50 for subdivision application per lot.

Building Permit Fees Building

Single detached dwelling: \$300 plus \$50 each time the cost of the dwelling increases per \$100,000 increment for projects exceeding \$200,000.

For all other types of residential development: \$300 for the first unit plus \$165 per additional unit, plus \$50 each time the cost of the unit increases by \$100,000 increment for projects exceeding \$200,000.

Provincial Charges

Plumbing Inspection Fee

The Régie du bâtiment du Québec has a plumbing inspection fee of \$124.35 for detached or semi-detached homes and row houses, and \$75.27 for other units.

Sales Tax

7.5% on price of home, including GST. There is a rebate for dwellings priced under \$225,000.

Title Registration Fee

\$134

Land Transfer Tax

First \$50,000 0.5%
Next \$200,000 1.0%
Remainder 1.5%

Home Warranty

	Single/Row	Condo
\$100K-200K	\$925	\$1,225
Over \$200K	\$975	\$1,225

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

Saskatchewan

REGINA - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>		<i>REGINA</i>
	Single Detached House	Row House
<i>Dwelling Characteristics:</i>		
Price (excluding GST)	\$235,000	\$140,000
Size (sq.ft.)	1,600	1,000
Lot frontage (ft.)	40	20
<i>Municipal Levies, Fees and Charges:</i>		
Infrastructure Charges	\$8,105	\$4,053
Land Dedications	\$1,789	\$395
Development Application And Processing Fees	\$141	\$141
Building Permit Fees	\$749	495.00
<i>Other Charges and Taxes:</i>		
Warranty	\$481	\$430
Registry Fees/Land Transfer Tax	\$705	\$420
Provincial Sales Tax	\$4,314	\$2,784
Goods and Services Tax (GST)	\$9,024	\$5,376
Total:	\$25,308	\$14,094

Municipal Charges

Infrastructure Charges

Development Levies are \$74,748 per net hectare. Development Levies do not apply to development of sites within certain built areas, representing approximately 45% of the City's area.

The developer is responsible for the installation of internal subdivision services and connections to trunk services.

Flat rate service charge during construction: \$38 for water consumption.

The developer is also required to provide a finished park. Park costs can vary significantly but average about \$65 per front foot for a building lot.

Land Dedications

10% or cash in lieu.

Development Application and Processing Fees

Subdivision fees:

- \$3,670 for concept plan approval
- \$64.00 (examination) plus \$48 (administration) per lot (to a maximum of \$2,002)

Condo fees:

- plan approval fee: \$100

Building Permit Fees

- Under \$10,000, minimum permit fee of \$100
- \$10,001-\$40,000, fee of \$100 plus \$7 per \$1,000 value over \$10,000
- \$40,001-\$78,000, fee of \$310 plus \$5 per \$1,000 value over \$40,000;
- \$78,001-\$100,000, \$500 flat fee;
- over \$100,000, \$5 per \$1,000 value

Provincial Charges

Sales Tax

5% on building materials.

Title Registration Fee

0.3% of value.

Home Warranty Fee

	Single/Row	Condo
less than \$100K	406	406
\$100-150K	430	430
\$150K-200K	456	456
\$200K-250K	481	481
\$250K-300K	507	507
\$300K-350K	532	532
\$350K-400K	558	558
over \$400K	608	608

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

SASKATOON - Description of Levies, Fees and Charges

Estimates of GICs	SASKATOON
	Single Detached House <hr/>
Dwelling Characteristics:	
Price (excluding GST)	\$215,000
Size (sq.ft.)	1,300
Lot frontage (ft.)	40
Municipal Levies, Fees and Charges:	
Infrastructure Charges	\$13,611
Land Dedications	\$1,939
Development Application And Processing Fees	\$56
Building Permit Fees	\$773
Other Charges and Taxes:	
Warranty	\$481
Registry Fees/Land Transfer Tax	\$645
Provincial Sales Tax	\$3,707
Goods and Services Tax (GST)	<u>\$8,256</u>
Total:	\$29,468

Municipal Charges

Infrastructure Charges

The charge for Offsite Services covers trunk sewers, primary water mains, arterial roads, parks, etc. The charge varies by type of lot, as follows:

- Single-detached and semi-detached units: \$986 per front metre for building lots and parcels less than 1,000 square metres
- Row/apartment developments: \$1,135 per front metre for parcels with an area greater than 1,000 square metres.
- Community Centre Levy: \$93.30-\$96.95 per front metre.

For subdivisions on City-owned land, all internal subdivision services are installed by the City and builders are charged to cover the cost of installing these services.

For privately-owned land, internal services are installed at the expense of the developer. For the purposes of the estimates presented here, it is assumed that the land is privately-owned and that the internal subdivision servicing is undertaken by the developer.

Additional Infrastructure Charges

- levies of \$31.40 per front metre for inspection
- warranty and servicing agreement fee of \$1,875 per subdivision.

Land Dedications

10% or cash in lieu.

Development Application and Processing Fees

- Subdivision fee: \$250 plus \$50 per lot
- Development permit fees: \$50 (preliminary) and \$100 (final) for multiple unit developments.

Building and Plumbing Permit Fees

Building permits:

- \$5.75 per \$1,000 of construction value for the first \$100,000 and \$4.50 per \$1,000 above \$100,000.

Plumbing fees:

- minimum of \$53 for first 6 fixtures plus \$10.25 for each additional fixture.
- multiple dwellings: similar with the addition of \$53 for storm sewer, plus \$10.25 per roof drain or leaders.

Provincial Charges

Sales Tax

5% on building materials.

Title Registration Fee

0.3% of value.

Home Warranty Fee

	Single/Row	Condo
less than \$100K	406	406
\$100-150K	430	430
\$150K-200K	456	456
\$200K-250K	481	481
\$250K-300K	507	507
\$300K-350K	532	532
\$350K-400K	558	558
over \$400K	608	608

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

Yukon Territory

WHITEHORSE - Description of Levies, Fees and Charges

<i>Estimates of GICs</i>	<i>WHITEHORSE</i>
	<u>Single-Detached House</u>
<i>Dwelling Characteristics:</i>	
Price (excluding GST)	\$290,000
Size (sq.ft.)	1,800
Lot frontage (ft.)	65
<i>Municipal Levies, Fees and Charges:</i>	
Infrastructure Charges	\$2,500
Land Dedications	\$2,875
Development Application And Processing Fees	\$100
Building Permit Fees	\$1,169
<i>Other Charges and Taxes:</i>	
Registry Fees/Land Transfer Tax	\$96
Provincial Sales Tax	\$0
Goods and Services Tax (GST)	<u>\$11,136</u>
Total:	\$17,876

Municipal Charges

Infrastructure Charges

Development cost charges per unit:

- \$2,500 for an urban single-detached lot
- \$1,250 for a rural lot(not serviced)
- \$2,000 for a row unit
- \$2,000 for a multiple detached dwelling
- \$4,000 for a two dwelling duplex
- \$1,500 for an apartment unit
- \$1,500 for a secondary suite in urban, serviced areas
- \$750 for secondary suites in rural, not serviced areas.

The urban area development charge has been used in the analysis here.

The developer is responsible for the installation of internal subdivision services.

Land Dedications

In principle 10%, but almost all land is developed by the Territorial Government so there is minimal impact on development costs.

Development Application and Processing Fees

Subdivision applications:

- \$100 per lot
- minimum fee: \$250
- maximum fee: \$1,000.

Development permits are required for multiple housing at a rate of \$1 per square metre of gross floor area. Single-detached and duplex units are exempt.

Building Permit Fees

- 0.6% of construction value (minimum \$50)
- Plumbing fees: \$5 per fixture (minimum of \$50) whichever is greater
- For row and apartment complexes, the fee is based on the total number of fixtures in the complex.

Territorial Charges

Land Transfer Tax

first \$5,000	\$10.50
next \$5,000, per \$1,000	\$1.50
next \$15,000, per \$1,000	\$0.75
remainder, per \$1,000	\$ 0.25

Federal Charges

6% GST on price of home, minus rebate on homes less than \$450,000.

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