



Development Cost Charges and School Site Acquisition Charge – Building Permit Applications for Small-Scale Multi-Unit Housing

No.: DEVAPPS-19
Date: 2025-04-08

Purpose

To inform all applicants for Small-Scale Multi-Unit Housing (SSMUH) Building Permits about the Development Cost Charges (DCC) and School Acquisition Charge (SSAC) payable at issuance of Building Permits.

Background

In response to the Province of British Columbia's amendments to the *Local Government Act* (Bill 44), Richmond Council amending the zoning bylaw of almost 27,000 single-family and duplex lots throughout the City to permit SSMUH developments.

As a result of introducing a new form of development within the City, DCCs and SSAC at Building Permit will be assessed for SSMUH developments.

In accordance with *Development Cost Charges (DCC) Imposition Bylaw No. 9499* in effect, City of Richmond DCCs at Building Permit are currently not imposed for SSMUH developments. However, DCCs and SSAC collected by the City on behalf of TransLink, Metro Vancouver and School District No. 38 may be applicable and imposed at Building Permit.

The process of reviewing City DCC rates for all forms of development in response to Bill 44 and Bill 46 is under way.

Impacts on infrastructure and required upgrades, as well as impacts on parks, recreation and cultural facilities, and other amenities is under review.

See over →

Estimated DCCs and SSAC Imposed at Building Permit for Typical SSMUH Developments Within the City

	Three (3) Attached Primary Dwelling Units	Duplex (Two (2) Attached Primary Dwelling Units), Both With Secondary Suites
City of Richmond DCCs		
Rate Type	Currently N/A, process to review rates is underway	Currently N/A, process to review rates is underway
# of Eligible Units		
City DCCs		
Metro Vancouver DCCs		
Rate Type	Residential Lot Development Unit	Townhouse Dwelling Unit
# of Eligible Units	3	4
Water (\$)	\$32,856.00	\$39,356.00
Liquid Waste (\$)	\$17,049.00	\$19,708.00
Parkland Acquisition (\$)	\$1,473.00	\$1,768.00
Metro Vancouver DCCs Total (\$)	\$51,378.00	\$60,832.00
Translink DCCs		
Rate Type	Townhouse Dwelling Unit	Duplex
# of Eligible Units	3	2 *Secondary Suites are exempt per Translink's DCC bylaw
Translink DCCs (\$)	\$8,295.00	\$5,530.00
School Site Acquisition Charge		
Rate Type	Currently N/A, process to charge for Building Permits involving less than 4 residential units is underway	Low Density Development
# of Eligible Units		4
SSAC (\$)		\$4,000.00
Total:	\$59,673.00	\$70,362.00

Notes:

- DCCs/SSAC rates are per the current City and third-party bylaws in effect.
- Credits may be applied to existing dwelling unit(s) being demolished.
- If DCCs/SSAC paid at Subdivision, the amount paid may subsequently be credited at Building Permit should there be additional DCCs/SSAC levied.
- For Metro Vancouver Liquid Waste DCC, the rate used is for a property located within Lulu Island Sewer Area (LISA).

See over →

Resources

- [City of Richmond Development Cost Charges Imposition Bylaw 9499](#)
- [Translink DCCs](#)
- Metro Vancouver DCCs:
 - [Pamphlet](#)
 - [Liquid Waste](#)
 - [Water](#)
 - [Regional Parkland Acquisition](#)
- [School Site Acquisition Charges](#)

Should you have any questions, comments, or suggestions concerning this bulletin, contact DevApps@richmond.ca or 604-276-4084.