



City of Richmond Development Cost Charges for Small-Scale Multi-Unit Housing and In-Stream DCC Rate Protection

No.: INFO-63
Date: 2026-10-20

Purpose

To inform all subdivision and building permit applicants about the new Development Cost Charges (DCCs) for Small-Scale Multi-Unit Housing that came into effect September 14, 2026, to explain the DCC freeze for all other development types, and to describe conditions under which in-stream applications will be allowed to pay DCCs at the old rate in accordance with the *Local Government Act*.

Background

Development Cost Charges Bylaw No. 9499 has been amended by Bylaw No. 10732, which was adopted on September 14, 2026. Bylaw No. 10732 includes the addition of the DCC rates for Small-Scale Multi-Unit Housing (SSMUH) development category, along with the overall freezing of DCC rates for all other-development types.

Implementation

1. The DCC rates under DCC Bylaw 9499 effective prior to September 14, 2026 will continue to apply until September 14, 2027, for subdivision or building permit applications that meet the applicable conditions set out in 2. or 3. below.
2. **Subdivisions:** For developments where DCCs are payable at subdivision, the Development Cost Charge previous rates in Bylaw 9499 will apply if **BOTH**:
 - a) a **complete** subdivision application in satisfactory form to the City was received **before September 14, 2026** (before the adoption of Bylaw 10732);

A **complete** application is:

 - i) application form has been completed;
 - ii) application fees have been paid in full;
 - iii) all supporting documentation necessary to make the subdivision application complete has been submitted to the City; and
 - b) if **all** of the following conditions are met **on or before September 14, 2027** such that the subdivision can be processed and approved without further submission from the applicant:
 - i) the required zoning bylaw, if any, has been adopted;
 - ii) all conditions prior to the approval of the subdivision established by the Approving Officer have been completed (including without limitation, any required servicing agreements have been fully executed and any required statutory rights of way, Section 219 covenants, access easements, road dedications and lot consolidations are fully registered in the Land Title Office);
 - iii) all fees, Development Cost Charges, and levies have been paid or secured; and
 - iv) the final plan of subdivision has been completed and approved.

All the above requirements must be completed to the satisfaction of the Approving Officer.

See over →

3. **Building Permits:** For developments where DCC is payable at the issuance of building permit, the Development Cost Charge previous rates in Bylaw 9499 will apply if a **complete** precursor application in form satisfactory to the City (one of building permit, development permit, or rezoning application) leading to the building permit issuance was received **before September 14, 2026** (before the adoption of Bylaw 10732). A **complete** application is:

- a) precursor application form has been completed;
- b) precursor application fees have been paid in full; and
- c) all supporting documentation necessary to make the precursor application complete has been submitted to the City.

In addition to the above, **all** of the following conditions which apply to the precursor application and the building permit must also be met **on or before September 14, 2027**:

- d) the required zoning bylaw has been adopted, and/or the required development permit(s) have been issued;
- e) all required letters of assurance have been submitted;
- f) all required signed and sealed drawings have been submitted;
- g) all equivalency or alternate solution reports have been signed, sealed and delivered and accepted by the Senior Manager of Building Approvals;
- h) any required geotechnical reports, Section 219 covenants, letters of credit, and proof of delivery of notice to potentially affected adjacent landowners have been completed and submitted;
- i) any required legal agreements related to the precursor application and the building permit are completed and executed and, if applicable, fully registered in the Land Title Office; and
- j) all fees, Development Cost Charges and levies have been paid or secured,

All to the satisfaction of the Director of Building Approvals, such that the building permit can be processed **and issued without further submission from the applicant.**

NOTE: Building Permit must be issued on or before September 14, 2027.

4. **Small-Scale Multi-Unit Housing:**

- a) A City-wide DCC rate for Small-Scale Multi-Unit Housing came into effect on September 14, 2026.
- b) There was no City-wide DCC rate for Small-Scale Multi-Unit Housing under *Development Cost Charges Bylaw No. 9499* before September 14, 2026.
- c) Where an application qualifies under item 2 or item 3 above, the DCC rate effective before September 14, 2026 will apply. As there was no City-wide Small-Scale Multi-Unit Housing DCC rate before September 14, 2026, no City-wide DCC is payable for eligible Small-Scale Multi-Unit Housing applications that meet all applicable transition requirements.

5. All subdivision, building permit and precursor applications not meeting the conditions 2 or 3 above will be subject to the Development Cost Charge current rates set out in Development Cost Charge Bylaw No. 9499, as amended by Bylaw No. 10732

Should you have any questions concerning this bulletin, contact the Engineering Assistant – Processing & Development at 604-276-4088.

See attached →

Development Cost Charges (DCCs)

Type of Development	City DCC Rates Under Bylaw 9499 Effective Before Sep 14, 2026 (Amended and Replaced)	City DCC Rates On and After Sep 14, 2026 (Bylaw 9499 as Amended by Bylaw 10732)
Residential Development:		
Single-Family Dwelling	\$63,767.14 per lot	\$63,767 per lot*
Small-Scale Multi-Unit Housing	No City-wide DCC rate	\$33.65 per ft ² of dwelling unit area
Townhouse	\$33.79 per ft ² of dwelling unit area	\$33.79 per ft ² of dwelling unit area
Apartment	\$35.79 per ft ² of dwelling unit area	\$35.79 per ft ² of dwelling unit area
Commercial	\$23.10 per ft ² of building area	\$23.10 per ft ² of building area
Light Industrial	\$18.97 per ft ² of building area	\$18.97 per ft ² of building area
Major Industrial	\$215,118.05 per acre of gross site area	\$215,118.00 per acre of gross site area*
Institutional	\$23.10 per ft ² of building area	\$23.10 per ft ² of building area
In addition to the above-noted City-wide DCCs, the following DCCs are payable in the Alexandra Area:		
Townhouse	\$6.81 per ft ² of building area	\$6.81 per ft ² of building area
Multi-Family Dwelling	\$7.56 per ft ² of building area	\$7.56 per ft ² of building area
Commercial	\$7.42 per ft ² of building area	\$7.42 per ft ² of building area

*Minor rate adjustments apply to Single-Family Dwelling and Major Industrial development.