Request for refund of Vacant Building Inspection Fee - 809 William Ave.

Dear Members of the Committee of Property and Development,

I would like to respectfully submit this request for a refund of the Vacant Building inspection fee for the property at 809 William Avenue. I have been taking all reasonable steps to ensure its re-occupancy, I have been following the by-laws, and the fees have been having an undue financial impact on me.

I am the property owner and have been working in good faith to have the property ready for re-occupancy. When I took on the project, I had every intention of completing the work within the year, but discovered there was extensive work I needed to do to rehabilitate the home, which had seen fire damage, water damage, and an extensive infestation of rodents. Within a few months of starting the project, a family health crisis created a large disruption to my work. There have also been various setbacks with contractors and my current work situation. I am currently nearing the completion of the renovations required, with all the required permits, and plan to have it re-occupied by the end of February. The first unit needs only flooring and appliances to be occupied at the moment.

I have been doing my best to comply with the by-laws and have taken care to keep the property secure while completing the renovations, including installing a fence around the property and keeping the gates locked. I maintain the property year-round as I continue working on the renovations inside. I have also completed the actions required in the compliance orders.

The biggest reason for the request for a refund is that it is really having an undue financial impact on me and has made it more difficult to get the renovations completed sooner. I have spent most of my life abroad and upon moving back it has proved hard to get a mortgage as I didn't have sufficient work history here. I have only recently been approved for a small one, which has helped me speed up the completion, but as I have had to pay the various inspection fees as well as the enormous insurance costs for such a property, I have had to progress slower than I had planned Being able to have the fee refunded would let me hire someone to finish the last things that need to be completed in order to have the house occupied.

For these reasons, I believe I have met the criteria for a refund, and I thank you for your time in considering my application.

Tamara Taylor

Winnipeg

Vacant Building Inspection Invoice

To **Tamara Taylor**

December 22, 2025

Invoice Date: December 22, 2025
Invoice Number: 25 274511

Re: **809 William AVE**
Winnipeg MB
LOT 2 PLAN 39684 8 ST J

REFERENCE	DESCRIPTION		FEES
New Charges			
25 274511	Schedule A Inspection Fee – Compliant		$720.00
25 274511	Schedule A Escalator Fee – Compliant	(2 × 500.00)	$1,000.00
Outstanding Balance (see next page for details)			$0.00
		TOTAL PAYABLE UPON RECEIPT	**$1,720.00**

As of the date of this invoice, the following orders remain outstanding - Order Number(s):

Payment options: cash, cheque, debit, credit card.

The City of Winnipeg
Licensing & Bylaw Enforcement
Main Floor, 395 Main Street, Winnipeg, MB, R3B 3N8
Hours: Monday – Friday 8:30 a.m. to 4:00 p.m.

If you have questions about this invoice or the vacant building inspection, please contact the Licensing & Bylaw Enforcement, Mario Gigliotti, at

STATEMENT OF PREVIOUS VACANT BUILDING INVOICE(S)

REFERENCE	DESCRIPTION	STATUS / BALANCE

TOTAL OUTSTANDING BALANCE **$0.00**

IMPORTANT INFORMATION

1. **ANNUAL SCHEDULE A INSPECTIONS**
   a. Pursuant to Division 4 Section 15(2) of the Vacant Buildings By-law 79/2010, all vacant buildings are required to be inspected annually. The Vacant Buildings By-law also allows for the City of Winnipeg to charge an inspection fee.

   b. Failure to pay the invoiced amount on or before **January 22, 2026** may result in legal action. Such action may include: issuing a Penalty Notice, engaging the services of a collection agency, or registering a caveat on the title of the property if not paid in full.

2. **REFUND INFORMATION**
   a. Remit payment of any outstanding fees to Licensing & Bylaw Enforcement to obtain a receipt.
   b. Apply to the Designated Committee for a refund in whole or in part of any eligible part of a fee that has been paid.
   c. Refunds are only applicable towards the "New Charges" amount of the most recent invoice.
   d. The application for a refund, accompanied with the applicable invoice and payment receipt, must be received by the City Clerk's Department within 30 days from the date the new charges amount became payable.
   e. Full refund information can be found in Division 5 Section 24 of the Vacant Buildings By-law 79/2010.

3. **Empty Building Fee**
   a. Effective September 26, 2024, all vacant buildings that have been the subject of three or more "Schedule A" inspections will be assessed an annual Empty Building Fee equal to the amount of **2% of the most recent assessed value of the vacant building**

4. **Fire Protection Service Fees**
   Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more "Schedule A" (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service.

RECEIPT

No: 1317528

LicenseType: Invoice Vacant Building **License Number :** 25274511 IVB

Name of Payor: TAMARA TAYLOR **Expires:**

Memo:

G/L Account	Paid
001-442094-622803-62283-080	$1720

Paid : $1720.00 (Mastercard)

Received by: _____ **Date:** 2026-01-19

(Signature)