

Important conditions

- **No cash refunds**

Fee waivers are not cash refunds and cannot be used to recover fees already paid. The fee waiver is a credit only.

- **Only for Vacant Building By-law fees**

The fee waiver cannot be used for tickets, fines, administrative penalties, new permits, or any other debts owed to the City.

- **Building specific**

The fee waiver only applies to the vacant building where the grant or permit was issued.

Ready to apply?

Before you apply, make sure you have the following:

- Details of the vacant building
- Your City grant information, if applicable
- Your City construction permit information, if applicable
- Proof of relevant dates

For more information or to apply:

City of Winnipeg
Licensing & Bylaw Enforcement

204-986-2234

CMS-LBE@winnipeg.ca

winnipeg.ca/vacantbuildingprograms



LICENSING & BYLAW
ENFORCEMENT DIVISION

Vacant Building Renovation Fee Waiver Program



Community Services
Services communautaires

winnipeg.ca/vacantbuildingprograms

Help reduce your vacant building fees

If you are investing in repairs or redevelopment, the City offers a **dollar-for-dollar credit** towards your vacant building fees (winnipeg.ca/vacantbuildingfees).

What is the Renovation Fee Waiver Program?

Repairing or redeveloping a vacant building costs money. To help, the City offers a **fee waiver credit** for eligible property owners.

The fee waiver is based on:

- The value of a City grant received for work on the vacant building, or
- The cost of a City construction permit used to improve the building

If approved, the City will apply that amount as a credit to be used toward eligible Vacant Building By-law fees.

Who can apply?

You may qualify if:

- You own a vacant building in Winnipeg, and
- You received a City grant for the building or paid for a City construction permit used to improve it

Important deadline

You must apply within 12 months of one of the following dates:

- The date the City grant was issued, or
- The date the City construction permit was closed after final inspection

Applications received after this deadline will not qualify.

How can the fee waiver be used?

Approved fee waivers act as a credit on your account.

If the building is still vacant:

- You may use the credit to pay new vacant building fee invoices.

If the building is occupied or demolished:

- You may use the credit to pay older vacant building fees still owing on that same property.



Important rules to know

- **Exemption is for the Vacant Building By-law Only**

Owner must comply with all other by-laws.

- **Building specific**

The exemption only applies to the vacant building listed on your application form.

- **Exemption approval**

Until you receive confirmation of an exemption, you must continue to comply with the Vacant Building By-law.

Ready to apply?

Before you apply, make sure you have the following:

- Property and project details
- Your Development Permit
- All required construction permits
- Proof of relevant dates

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Vacant Building Exemption Program



Help reduce your vacant building fees

If your construction project at a property requires a development permit and you have a vacant building on the same property, consider occupying or demolishing your vacant building as part of that project.

What is the Vacant Building Exemption Program?

The Vacant Building Exemption Program is a program designed to encourage the redevelopment of vacant buildings by exempting them from the Vacant Building By-law and related fees while they are undergoing a “bona fide” (good faith) redevelopment project.

The exemption period will be determined by the Designated Employee and is not retroactive. You are responsible for any fees invoiced to you before the exemption period.

Who can apply?

You may qualify if:

- You own a vacant building in Winnipeg
- A Development Permit has been issued for a construction project on the same property, and
- You have obtained and paid for all required building and construction permits

Conditions during the exemption period

If approved for the program, you must continue to meet your responsibilities as a property owner. You must:

- Keep the building safe and secure at all times
- Keep the property clean and in compliance with all applicable City by-laws
- Ensure the building is occupied or demolished before your development permits close

Failure to occupy or demolish the building

If your project is not completed, or if your permits expire, are cancelled, or are withdrawn, the exemption will end. If that happens, you will be required to pay all vacant building fees that would have been charged during the exemption period.

