How to Avoid/Reduce Vacant Building Inspection & Boarded Building Permit Fees

Don’t leave a building vacant for an extended period of time.

- If a building is maintained and occupied, there will be no vacant building inspection, Occupancy Certificate, or Boarded Building Permit fees.
- Vacant buildings are subject to community complaints forwarded to the City. Complaints will be investigated.

If your building requires temporary boarding to enact immediate and legitimate construction/renovation work, immediately apply for a Boarded Building Exemption Certificate before boarding the building.

- If the conditions of a Certificate of Exemption are not met, a Boarded Building Permit will be required.
- If qualified, and a certificate is issued there is no charge for a Boarded Building Exemption Certificate.
- During the period when a Boarded Building Exemption Certificate is active, the property is not subject to the requirements for a boarding permit, but is still required to be boarded securely and in compliance with the By-law.

If you intend on boarding your vacant building for any other reason, take out a Boarded Building Permit in advance of boarding.

If the City takes out a Boarded Building Permit on behalf of the property owner due to non-compliance with an Order, the following may be charged to your property taxes:

- Cost of the Boarded Building Permit Fee and
- Administrative costs (minimum $100) and
- A penalty of $1,000

A portion of the residential Boarded Building Permit fees may be refunded if the building is conventionally secured, demolished, OR if an Occupancy Certificate has been issued within one year of your Boarded Building Permit being issued.

Please note: The City will deduct any outstanding inspection and/or permit fees from the refund.
Boarded Building Permits & Fees
Boarded Building Permits are intended to ensure boarding standards, discourage long-term boarding, and encourage the rehabilitation and removal of boards in a timely manner through a partial refund when eligible.

Residential Boarded Building Permits & Fees
2022 Residential Boarded Building Permit ........... $2,517
• A portion of the residential permit fee may be refunded if the building is brought into compliance with Schedule A and Schedule B–Part I of the Vacant Building By-law before the expiration of the Boarded Building Permit.

Commercial Boarded Building Permits & Fees
2022 Commercial Building Permits:
First permit ......................................................... $2,517
Second permit ....................................................$4,421
Third permit ........................................................$6,232
Fourth permit ..................................................... $8,109
Each subsequent year increase ......................... $1,888

Exemption from Permit
In some cases of legitimate construction an exemption from this permit may be granted. For more information see Boarded Building Exemption Certificates section of this brochure.

Penalties
A $1,000 penalty will be applied in all cases for owners who do not obtain a Boarded Building Permit when ordered to obtain one. The fee for the applicable permit and the penalty will be added to the property taxes.

All fees are current as of Jan. 1, 2022 and are subject to annual inflationary increases. Please refer to: winnipeg.ca/cms/BLES/LS/business_licenses/licence_fees stm