Empty Building Fee

Any vacant building that has had one or more Schedule A inspections will also be charged an empty building fee. The empty building fee will be charged annually until the building is confirmed re-occupied.

Occupancy Certificate

An occupancy certificate is required prior to reoccupying the following:

- Boarded vacant residential buildings
- Buildings issued an order prohibiting occupancy

Occupancy certificates are issued when:

- An occupancy certificate inspection occurs; and
- The By-law Officer deems the building compliant with Vacant Buildings By-law Division 3–Sec. 13(1) or 13(2)

Occupancy certificates expire if:

- A new order prohibiting occupancy is issued
- The building is re-boarded

An occupancy certificate fee will apply. This fee must be paid prior to scheduling an inspection.

To request an inspection, fill out the form available at **winnipeg.ca/vacantbuildings** or come in person to Main Floor–395 Main St.

Vacant Building Fees

Visit **winnipeg.ca/vacantbuildingfees** or scan the QR code for a list of current fees.

All fees are subject to annual inflationary increases.

Questions?

If you have questions or need more information, please contact us:

Email: **cms-lbe@winnipeg.ca**

Phone: 204-986-2234

The Renovation Fee Waiver and Vacant Building Exemption Programs support owners of vacant buildings who are taking steps to repair, redevelop, reoccupy, or remove these buildings.

For more information about these programs, or to find out if you are eligible, visit **winnipeg.ca/vacantbuildingprograms**.

Winnipeg

LICENSING & BYLAW ENFORCEMENT DIVISION

Vacant Buildings

By-law No. 79/2010



Vacant Buildings By-law

Vacant buildings negatively impact our communities by:

- Increasing the risk of fire
- Creating safety hazards for firefighters and emergency personnel (gaping holes in floors, broken steps, etc.)
- Contributing to urban blight
- Attracting illegal activities

The intent of the Vacant Buildings By-law is to regulate the condition of vacant buildings and discourage the boarding of vacant buildings.

To view the Vacant Buildings By-law, visit **winnipeg.ca/vacantbuildings**

Security Requirements

Schedule B of the Vacant Buildings By-law contains detailed information on vacant building security requirements.

Vacant buildings are required to be secured. There are two options:

1. Conventionally secure a vacant building with proper fitting, secured windows and doors as outlined in Vacant Buildings By-law Schedule B, Part I
2. Board it according to the standards outlined in Vacant Buildings By-law Schedule B, Part II (boarded building permit is required)

Vacant building owners must ensure that their buildings are secured and monitored at all times.

Owners can be charged fire protection service fees in the event of a fire. Contact the Winnipeg Fire Paramedic Service for details (winnipeg.ca/fps).

Boarded Building Exemption Certificate

If the building has already been boarded, you do not qualify for an exemption certificate. You will require a boarded building permit.

If temporary boarding is reasonably required for a construction project, a boarded building exemption certificate allows you to board the building:

- Without a boarded building permit
- Without payment of the associated boarded building fee

The building cannot be boarded until the application is approved.

There is no charge for the exemption certificate.

If the conditions are not met, a boarded building permit will be required.

To apply for a **boarded building exemption certificate** or a **boarded building permit**, fill out the form available at **winnipeg.ca/vacantbuildings** or come in person to Main Floor–395 Main St.

Boarded Building Permit

Vacant buildings require a boarded building permit before boarding.

Boarding without a boarded building permit may result in a $1,000 penalty.

Boarded building permits are intended to:

- Ensure boarding standards
- Discourage long-term boarding
- Encourage the rehabilitation and removal of boards in a timely manner through a partial refund when eligible

Non-compliance

If an order has been issued due to non-compliance, the City can take the following actions:

- Issue a ticket for non-compliance with the By-law
- Remediate the conditions on the order and apply all costs to the property tax bill, which may include:
  - Boarding the building in compliance with Schedule B
  - Obtaining a boarded building permit
  - Applying any administrative costs and a monetary penalty of $1,000

All orders will be sent via registered mail. Please ensure your address on file is up to date and call 311 if you need to make changes.

Maintenance Standards

Schedule A of the Vacant Buildings By-law contains a detailed list of all maintenance standards, including:

- Exterior walls
- Roofs
- Foundations, walls, and floors
- Porches and stairs
- Guards, balustrades, and handrails
- Floors
- Walls and ceilings
- Fire protection systems
- Yards
- Walks and driveways
- Fences and accessory buildings
- Storage of combustible material

Schedule A Inspections

At a minimum, the City will conduct at least one full inspection per year of vacant buildings to determine compliance with Schedule A of the By-law.

These inspections focus on:

- Interior and exterior standards
- Property maintenance standards
- Safety issues of interiors, exteriors, and yards

Schedule A inspection fees will apply and will be charged a maximum of once per year.

