

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

For more information or to apply:

City of Winnipeg
Licensing & Bylaw Enforcement

204-986-2234

CMS-LBE@winnipeg.ca

winnipeg.ca/vacantbuildingprograms



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If your project is not completed, or if your permits expire, are cancelled, or are withdrawn, the exemption will end.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.

