



Notice to Permit Holders of Construction-Related Housing Permits (e.g. building, electrical & plumbing)

Planning, Property & Development Department

As a result of the Comprehensive Fee Review undertaken by the City of Winnipeg in 2016, a number of fees were developed to:

“...specifically discourage activities that are contrary to by-law, or contribute to an inefficient administration of public service processes and drive up costs.”

Many of these fees apply to situations that typically occur after a permit is issued. Under most circumstances, these fees can be avoided if the property owner, or permit holder, actively manages the permit process to ensure permits are closed. For example, permit holders should engage in code-compliant work to limit the number of inspections, address defects in a timely fashion and call for re-inspections, and ensure that their permit is closed within three years.

Once a permit has been issued, fees may be charged in certain circumstances, as per the [Planning, Development and Building Fees By-Law No. 66/2016](#). These post-permit issuance fees can be categorized as follows:

1. Fees associated with number of inspections, beyond those allowed through the permit process.
2. Fees associated with time to start and complete the work, and to address defects, within identified timelines.
3. Fees associated with administration.

Please refer to the [Housing Permits](#) brochure and the [Post-permit issuance Fee Schedule](#) for Housing Permits for more information related to these fees and the process.

The City has been applying many of these fees since 2016, and sending email reminders for permits about to reach their six month or three year expiry deadlines. In the spring of 2018, the City began applying fees in situations where inspectors identified work with defects, the defects were not addressed, and the City was not contacted for a re-inspection within 30 days.

Permit holders with defects can request an extension if they are unable to address these defects within the 30 day period. The permit holder must initiate contact with the City's inspection unit to make a request. Extensions will be considered at the City's discretion. Please note that the City will not grant an extension in situations where the 30 day period has already expired.