

## APPENDIX 1 - Jurisdictional Scan of Other Municipalities

Municipality	Action	Jurisdiction
Vancouver	<p>The City of Vancouver does not have any bylaws targeting derelict vacant buildings specifically. The City is currently looking at the issue to determine the number of derelict buildings. They do have a <i>Vacant Tax Bylaw</i> that applies an “empty homes tax” of 3% of the property’s 2024 assessed taxable value to residential properties that have been unoccupied for more than 6 months during the tax year.</p>	<p>The <i>Vancouver Charter</i> has provisions allowing the city to create a vacancy tax by bylaw.</p>
Winnipeg	<p>The City of Winnipeg has a <i>Vacant Buildings Bylaw</i>. Owners are required to secure the building. Before boarding the building, a permit is required. There is a penalty for failing to get a permit. Exemptions from the permit are available for buildings required to be temporarily boarded for construction work. Partial refunds of permit fees are available if the building is brought into compliance. Minimum standards are outlined for condition of a building. At least annually, inspections of vacant buildings are required and the owner must pay the inspection fee. Empty building fees equal to 2% of the most recent assessed value are charged annually after any vacant building has had 5 or more inspections. Any vacant building with Schedule A inspections can be charged fire protection service fees in the event of a fire. The City also has the <i>Taking Title to Vacant and Derelict Buildings By-law</i> which provides for a process by which</p>	<p><i>The City of Winnipeg Charter</i> has specific provisions allowing the city to undertake the regulation of vacant and derelict buildings. The Charter also has specific provisions outlining how the City can take title to derelict buildings without compensation.</p>

	<p>the City of Winnipeg may take title to vacant and derelict buildings without paying for it. However, a lengthy legal process is required before the City is allowed to do this.</p> <p><b>Of note:</b> in conversation with the City of Winnipeg, approx. 800,000 population they currently have 1018 vacant buildings on their inventory list. As a metric, their city is approx. 2.5 times our size in population with over 15.5 times higher issue of vacant buildings.</p>	
Regina	<p>In 2022, a report was brought forward outlining an enhanced enforcement plan for vacant boarded buildings along with amendments to <i>The Regina Community Standards Bylaw</i>. On January 29, 2025, Regina City Council passed a motion for the Administration to report back by Quarter 4 of 2025, in part, regarding creation of a property subclass for nuisance and abandoned properties and buildings.</p> <p>In 2023, they had over 600 vacant buildings in their “North Central” area of the city alone.</p>	<p>The enabling legislation for the City of Regina is <i>The Cities Act</i>.</p>
Edmonton	<p>The City of Edmonton has established the Problem Property Initiative which is a multi-agency response plan for problem properties which includes focused enforcement and enhanced communication. Starting in 2024, the derelict residential subclass was created by bylaw that allows the City to charge a higher tax rate to owners of properties that are assessed as derelict.</p>	<p><i>The Municipal Government Act</i> and the <i>City of Edmonton Charter, 2018 Regulation</i> specifically set out the authority for the City of Edmonton to create property subclasses and set tax rates for this purpose.</p>

<p>North Battleford</p>	<p>The City of North Battleford has a vacant commercial property tax bylaw that creates a subclass in defined areas of the City which applies an increased tax rate to the properties caught by the bylaw.</p>	<p>The enabling legislation for the City of North Battleford is <i>The Cities Act</i>.</p>
<p>Toronto</p>	<p>The City of Toronto has the <i>Vacant or Hazardous Property Bylaw</i> that sets out additional requirements for the owner of a vacant property to secure the building and disconnect the utilities. In addition, they have the <i>Vacant Home Tax Bylaw</i> that requires residential property owners to declare the occupancy of their property every year even if they live there or qualify for an exemption. If the home has remained unoccupied for more than six months within a calendar year, unless it is exempt, an additional tax of 3% is applied annually to the home.</p>	<p><i>The City of Toronto Act</i> does refer specifically to bylaw powers around vacant buildings. It also provides provisions enabling the implementation of the optional tax on vacant residential units.</p>
<p>Calgary</p>	<p>The City of Calgary deals with vacant or derelict properties through enhanced enforcement using a coordinated multi-agency approach similar to the City of Edmonton. A motion was passed by Calgary City Council on January 21, 2025 asking Administration to report by Q2 of 2026 regarding a vacant property tax program through the use of taxation sub-classes.</p>	<p><i>The Municipal Government Act</i> and the <i>City of Calgary Charter, 2018 Regulation</i> specifically set out the authority for Calgary to create property subclasses and set tax rates for this purpose.</p>
<p>Brandon</p>	<p>The City of Brandon has the <i>Vacant and Derelict Building By-law</i>. This bylaw requires a vacant building certificate within 90 days of the building being vacant for both residential and commercial buildings. The certificate must be renewed annually. It also requires a</p>	<p><i>The Municipal Act</i> has specific provisions allowing the City to undertake the regulation of vacant and derelict buildings. The Act also has specific provisions outlining how the city can take title to derelict buildings without compensation.</p>

	<p>boarded building permit if a building is to remain boarded and general maintenance standards for the building. It also provides for a derelict building order process to allow for properties to be transferred to the City in accordance with the process outlined in their enabling legislation.</p>	
<p>Hamilton</p>	<p>The City of Hamilton has a bylaw to regulate vacant buildings. The bylaw requires owners of vacant property to register their property. Annual renewal is required. There is a fee for registration. There is also an annual inspection fee that may be charged. In addition, Hamilton has enacted a vacant unit tax. An additional 1% of the current assessment value is charged to vacant residential units. Vacant unit is defined as a residential unit which is not occupied for more than 183 days in a given year. Additional exemptions are provided in the bylaw including for major renovations and non-profit housing units. Creates a vacant building registry.</p>	<p><i>The Municipal Act</i> provides general bylaw making powers. The vacant buildings bylaw was passed under these provisions. The vacant unit tax was enabled by specific provisions in <i>The Municipal Act</i>.</p>