

From: Watson & Associates Economists Ltd. <info@watsonecon.ca>

Sent: October 29, 2025 3:07 PM

Subject: Changes to the D.C.A. regarding the timing of development charge collections

To our Municipal Clients,

In our continued efforts to keep you informed of legislative amendments impacting municipalities, we want to advise you of the anticipated timing of the changes to the *Development Charges Act, 1997* (D.C.A.) regarding the timing of development charge (D.C.) collections.

As part of changes introduced through the *Protect Ontario by Building Faster and Smarter Act, 2025* (Bill 17), the D.C.A. has been amended to provide for the payment of D.C.s at the earlier of the day the building is first occupied, or the day an occupancy permit is issued for non-rental residential development. The changes were to come into effect on a day named by order of the Lieutenant Governor (i.e., commencement).

On October 23, 2025, the Province issued a commencement order stating that these changes would take effect on November 3, 2025.

As communicated in our October 9, 2025 letter, the Province is also proposing changes to the Building Code to operationalize the deferral of payment of D.C.s to occupancy (or occupancy permit) for non-rental residential development. We expect that prior to November 3, 2025, the proposed changes to the Building Code will be enacted.

Our May 15, 2025 letter regarding the proposed changes to the D.C.A. through Bill 17 and our October 9, 2025 letter regarding the proposed changes to the Building Code are attached to this email for your reference.

We will continue to monitor this situation over the coming days and keep you informed of any changes.

If you have any questions regarding the implications of these changes for your municipality and next steps that may be required, please do not hesitate to contact us.

Yours very truly,

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