



Schedule of Residential Development Charges

Notice to permit applicant:

Development charges, community benefit charges and cash-in-lieu of parkland may be applicable to your application. These charges are payable prior to permit and/or occupancy issuance. For information, please contact Richmond Hill's **Revenue Billing** section staff by sending an email to developmentfinance@richmondhill.ca, or by calling 905-747-6404.

Payment of development charges must be made by certified cheque, bank draft or money order made payable to the City of Richmond Hill. Please note that these charges are subject to indexing pursuant to the various by-laws in place by the City, Region and School Boards.

Community benefit charges are four per cent (4%) of the land value for residential dwellings with five (5) storeys or greater and containing ten (10) or more residential units, as per by-law 99-22.

Cash-in-Lieu of Parkland (rates as of January 1, 2026) By-law 123-22	Single/Semi-Detached Per Unit	Townhouse Per Unit	Apartments and Stacked Townhouses Per Unit
	\$19,792	\$15,000	\$23,400

Boards of Education (rates as of July 1, 2025)	Rate Per Unit
Separate	\$872
Public	\$7,678
Total	\$8,550

Region of York (rates as of January 1, 2026) By-law 2022-31	Single/Semi-Detached Per Unit	Multiple Unit Dwellings Per Unit	Apartments and Stacked Townhouses (Greater than 700 square feet) Per Unit	Apartments and Stacked Townhouses (Less than 700 square feet) Per Unit
Hard Services	\$68,018	\$56,589	\$43,917	\$28,562
Soft Services	\$24,816	\$20,647	\$16,022	\$10,420
Total	\$92,834	\$77,236	\$59,939	\$38,982

City of Richmond Hill (rate as of July 1, 2025) By-laws 6-24 to 10-24, as amended by 105-24 to 109-24 & 112-24-116-24	Single/Semi-Detached Per Unit	Multiple Unit Dwellings Per Unit	Apartments and Stacked Townhouses (Greater than 700 square feet) Per Unit	Apartments and Stacked Townhouses (Less than 700 square feet) Per Unit	Special Care/ Special Dwelling Per Unit
	\$49,340	\$41,022	\$31,161	\$22,120	\$15,587

Richmond Hill Area Specific Development Charges

Payable at execution of site plan/ subdivision agreement/ land severance/ building permit issuance.

By-law	Price per net hectare (rates as of July 1, 2025)
By-law 11-24, as amended by By-laws 110-24 and 117-24 Bayview North East Development Area	\$375,597
By-law 12-24, as amended by By-laws 111-24 and 118-24 Headford Excluding Storm Development Area	\$277,464

Other Charges Payable at Building Permit Stage

Water Meter Charge – 1" **\$677**

Boulevard Tree Planting Fee – **\$945**

Household Green Bin Kit – **\$54.24** per house (\$48.00 + \$6.24 HST); **\$15.26** per apartment (\$13.50 + \$1.76 HST)

Temporary Water – **\$145** per house; **\$67** per apartment / stacked townhouse

Additional Information

As per **Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025**, effective November 3, 2025, all City and Regional Development Charges for residential developments, excluding rental housing developments, will be deferred and payable prior to Occupancy Permit issuance. Educational Development Charges and applicable fees will continue to be payable prior to the issuance of the first Building Permit.

(1-2026 – Residential Rates and Fees effective January 1 to June 30, 2026 – rates may be subject to change)