

Housing developments owned, leased, or otherwise held by a not-for-profit society, registered charity, or a governmental organization (e.g., BC Housing, Metro Vancouver Housing, CMHC) may be eligible for a waiver or refund of Delta’s development cost charges (DCCs), which would otherwise be payable as described in [Delta Development Cost Charges Bylaw No. 7560, 2017](#). Eligible developments will be operated as rental housing for tenants that meet eligibility criteria, and would be secured by a minimum 60 year housing agreement or covenant with Delta. The [Development Cost Charge Waiver for Not-For-Profit Housing Bylaw No. 8146, 2022](#) describes the requirements for eligibility.

Either full or partial waivers are available for developments occupied by Eligible Households. Eligible Households either have a gross annual income at or below the limits established by BC Housing, or would spend 30% or more of their gross annual income on appropriate market rental housing in Delta. Housing suitability is based on CMHC’s [National Occupancy Standards](#).

The Greater Vancouver Sewerage and Drainage District (GVS&DD) and TransLink also have DCC Waiver Bylaws for Affordable Housing, and if eligible, applications must be made separately to those organizations for those waivers.

Application Description

Applicant: _____

Project Address: _____

- The development meets the definition of Not-for-Profit Rental Housing Development as stated in DCC Waiver Bylaw No. 8146, 2022.
- At least 30% of the units will be occupied by Eligible Households.
- Between 0% and 30% of the units will be occupied by Eligible Households.

| Dwelling Unit Type | Starting Rental Rate* | Number of Dwelling Units |
|--------------------|-----------------------|--------------------------|
| Studio | | |
| 1 Bedroom | | |
| 2 Bedroom | | |
| 3 Bedroom | | |
| 4+ Bedroom | | |

* Can be provided as a percentage of market rents, percentage of gross annual income, or dollar amount at the time of occupancy

Waiver/Refund Timing

Should the housing be secured through a housing agreement or covenant prior to the issuance of a Building Permit (the time at which DCCs are payable), the appropriate amount of DCCs due will be waived by the City. Should the housing be secured after the issuance of a Building Permit, but prior to occupancy of a building, the appropriate amount of DCCs will be refunded by the City.

If at any point during the term of the housing agreement or covenant the dwelling units for which a waiver or refund was provided are no longer occupied by Eligible Households, the owner must pay or repay the full amount that was waived or refunded, plus interest at the Prime Interest Rate plus 2% per year, as described in the bylaw.

