

Brampton Launches New Residential Rental Licensing Pilot Program

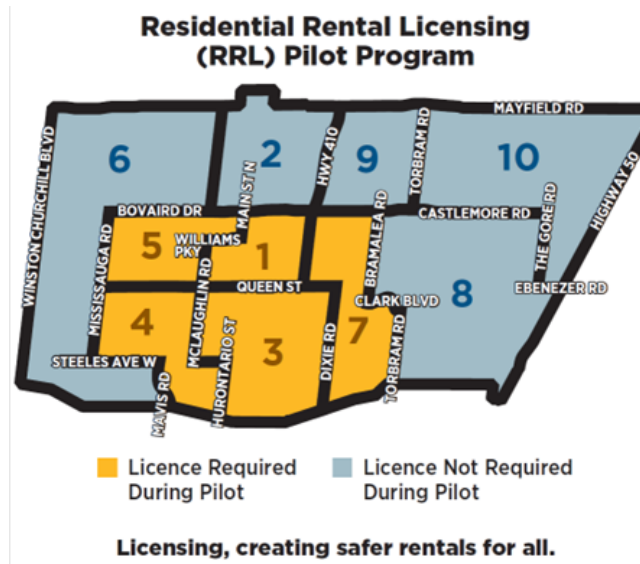
By **Bramptonist Staff** -

December 8, 2023 – The City of Brampton is set to kick off its Residential Rental Licensing (RRL) Pilot Program on January 1, 2024, following Council's approval of the Residential Rental By-Law on December 6, 2023.

The RRL pilot program is a proactive measure aimed at preserving the unique character of local neighborhoods, upholding property standards, and ensuring the safety of residents by enforcing the Ontario Fire Code.

What You Need to Know:

- **Who's Affected:** The pilot covers Wards 1, 3, 4, 5, and 7, impacting owners and landlords with up to four residential units.
- **Rental Licensing Costs:** \$300 annually, waived for the first three months, and discounted by 50% from April 1 to June 30, 2024.
- **Inclusions:** Registered second units, unregistered rental units, and additional residential units (ARUs).



Program Objectives:

- Maintain local neighborhood character.
- Uphold property standard by-laws.
- Enforce Ontario Fire Code for safety.

Key Points:

- **Random Inspections:** Units may face random inspections in applicable wards.
- **Penalties:** Non-compliance penalties will be announced in January 2024.
- **Evaluation:** The pilot will be assessed over the next two years for future decisions about expanding to the whole city.

Rental Licensing Fee Breakdown:

- 0 – 3 months (Jan 1 – Mar 31, 2024): Fee waived (\$0).
- 4-6 months (Apr 1 – Jun 30, 2024): 50% fee (\$150).
- After six months (July 1, 2024, onwards): Full Fee (\$300).

Who's Required to Get a Residential Rental Licence?

- Rental properties in Wards 1, 3, 4, 5, and 7 during the pilot program.
- Properties renting four or fewer units.
- Owners and operators of rental housing units.

Permitted and Non-Permitted Units

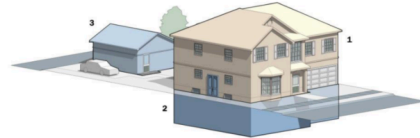


Diagram 1: Permitted - Principal residence, plus one Additional Residential Unit (ARU) attached to the principal residence and garden suite (detached ARU) with no shared space between the three units

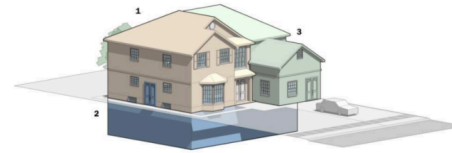


Diagram 2: Permitted - Principal residence, plus two Additional Residential Units (ARUs) attached to the principal residence with no shared space between the three units

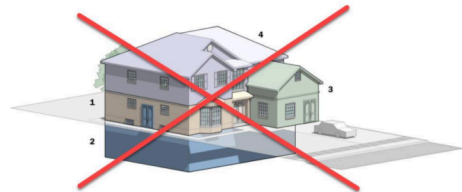


Diagram 3: Not Permitted - Principal residence, plus three Additional Residential Unit (ARU) attached to the principal residence or three ARUs attached to the principal residence plus detached ARU (garden suite)



Diagram 4: Permitted - Single housekeeping unit with four bedrooms being rented and shared common space

Source of image: <https://www.toronto.ca/community-peoples-housing/sharing-multitenant-rooming-houses/new-framework-for-multitenant-rooming-houses/>

FAQs:

- **Exemptions:** Properties with more than four units, hotels/motels, lodging houses (subject to Business Licensing By-law), supportive residential housing, long-term care homes, senior care residences, short-term rentals.
- **Why the Program:** Council's response to resident complaints about illegal lodging houses in the City.
- **Apartment Complexes:** Not covered as they fall outside the RRL pilot scope.
- **Annual Renewal:** Required on January 1, 2025, with a \$300 fee.
- **Inspections:** Random inspections covered during the two-year pilot.
- **Non-Compliance:** Fines for refusing inspection or not obtaining a license within the specified time.

For more information, visit www.Brampton.ca/RRL or call 905.874.2100. The City encourages proactive engagement from landlords, tenants, and the community for a safer, accountable, and improved living experience in Brampton.

Bramptonist Staff