

To: Fraser Valley Regional District Board
From: Bill Ozeroff, Manager of Inspection Services

Date: 2025-04-24

Subject: Building Bylaw Fee Amendment

Reviewed by: Graham Daneluz, Director of Planning & Development
Kelly Lownsbrough, Director of Corporate Services & CFO
Jaime Van Nes, Director of Legislative Services
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the bylaw cited as *Fraser Valley Regional District Building Bylaw Amendment Bylaw No. 1788, 2025*.

BACKGROUND

Section 397 of the Local Government Act allows for the imposition of fees payable for services. There is a considerable degree of flexibility in how Regional Districts structure building fees. The Local Government Act allows for fees to be charged for all or part of a service; different levels of fees can be charged in relation to different factors; and, fees can vary by the class of persons, property, or business involved.

Generally, user fees must be reasonably connected to the cost of the service – in the language of the **Supreme Court of Canada, “there must be a clear nexus between the quantum charged and the cost to the government of providing such services... the fees charged cannot exceed the cost to the government of providing the service.”** Fee revenues can exceed service costs in a given year so long as a reasonable effort is made to align fee revenues with administrative costs.

A Building Bylaw Fee Report was presented to the Electoral Area Services Committee on March 13, 2025 and to the Fraser Valley Regional District Board on March 27, 2025. The report provided information related to:

- costs to provide the building inspection service;
- the proportion of costs covered by tax requisition, fees and other revenues;
- existing fee levels; and,
- proposed fee increase to address cost increases and to reduce reliance on tax requisition by recovering a greater proportion of building inspection service costs through permit fees.

At the March 27, 2025 meeting, the FVRD Board passed a resolution supporting a 27% increase in building permit fees to address cost inflation and to reduce reliance on tax requisition.

DISCUSSION

Fraser Valley Regional District Building Bylaw Amendment Bylaw No. 1788, 2025 would amend the fee schedule included as Appendix A of the bylaw to increase permit fees by 27% as described in the March 13, 2025 staff report regarding Building Bylaw Fees.

Staff recommend that the Board give three readings and adopt Bylaw No. 1788.

COST

There are no cost implications to this report.

CONCLUSION

A Building Bylaw Fee Report proposing an increase in fees was approved by the Electoral Area Services Committee and the Fraser Valley Regional District Board of Directors. Staff recommend that the Board give three readings and adopt the amendment to the Fraser Valley Regional District Board Building Bylaw.