

**Medium and High-Density Residential Regional**  
**Development Charge Deferral Program**

Regional Council has approved a program to defer the payment of residential development charges for medium and high-density housing (The Medium and High-Density Development Charge Deferral Program). Below is an outline of the program and how to apply:

1. Developers constructing a high-rise condominium, townhouse condominium or plex development that meet the “apartment building”, “plex” or “townhouse building” definitions in the Region’s Development Charge By-laws have the option to defer development charges from building permit until first occupancy (security is required to be provided to the Region at building permit issuance).
2. Developers constructing a townhouse development project approved through a plan of subdivision (e.g. freehold townhouses) have the option to defer payment of the roads, water supply and sanitary sewer development charges from subdivision agreement execution until building permit.
3. No interest is applied to deferring the payment of development charges, unless payment is in default, in which case an interest rate applies at 2.6 per cent.
4. The program is optional. Residential development charges can still be fully paid at building permit issuance or subdivision agreement.
5. Developers choosing to defer their residential development charges, other than through the execution of a subdivision agreement, are required to enter into a development charge deferral agreement with the Region.
6. Developers can request the development charge deferral agreement at any time prior to the issuance of a building permit
7. The option for deferring development charges for freehold townhouses to the building permit stage will be written into each new subdivision agreement.
8. The Residential Development Charge Deferral Program is available to building permit applications submitted or subdivision agreements executed on or after January 1, 2025.
9. If you have any questions, please contact Paul Gillespie at 905-668-4113 ext. 3443 or [paul.gillespie@durham.ca](mailto:paul.gillespie@durham.ca)