

Attic Conversion vs. Home Addition

Decision Guide for Brampton and GTA Homeowners

At-a-Glance Comparison

- Attic conversion cost: \$80,000 to \$150,000 (finished, GTA 2026)
- Home addition cost: \$150,000 to \$300,000+ depending on size
- Attic conversion timeline: 8 to 16 weeks
- Home addition timeline: 16 to 30 weeks
- Both require a building permit in Brampton and Toronto

Choose Attic Conversion If...

- Your attic has at least 7.5 ft of ceiling height at the ridge
- You need one additional bedroom or a home office
- Your budget is below \$150,000
- Your home's foundation and structure can handle the added load
- You want minimal disruption to exterior appearance

Choose a Home Addition If...

- You need more than one new room
- Your attic has less than 7.5 ft of usable height
- You want full-height ceilings throughout the new space
- You plan to add a bathroom and kitchen (secondary suite)
- Long-term resale value is a top priority

Brampton Permit Checklist

- Submit to Brampton Building Division before any work starts
- Drawings must be prepared by a designer or architect
- Site plan showing setbacks from property lines required
- Apply at brampton.ca/EN/residents/Building-Permits/
- Zoning pre-consultation recommended for additions over 50 sq ft