

Toronto Condo Renovation: Before You Start Checklist

Acadia Design Consultants - Toronto condo owner guide

Step and why it matters

Order the status certificate

It lists renovation rules, the reserve fund and any special assessments

Read the declaration and rules

Find hours, noise limits, flooring underlay specs and what needs board sign-off

Ask what is common vs your unit

You cannot touch pipes, ducts or the building envelope without approval

Get board approval in writing

Most boards require plans and a contractor insurance certificate first

Check if a city permit applies

Moving or removing walls, plumbing and electrical usually need a permit

Book the service elevator early

Buildings limit move-in style bookings and charge deposits

Confirm contractor insurance

Boards ask for liability coverage naming the corporation

Planning a condo reno in Toronto? Acadia Design Consultants can guide the board and permit steps.