Prompt payment overview

Billing stage Proper invoice Monthly as per the Act Payment stage Full payment Notice of non-payment Partial payment Late payment Owner to send notice of Owner pays GC a portion of Full payment made by If any payment is not paid when due, interest shall be non-payment to GC in proper invoice and provides paid on the outstanding balance at the prejudgment Owner to GC within writing within 14 days of a notice of non-payment for 28 days. interest rate under section 127 of the CJA. remaining amount. receipt of proper invoice If the contract or subcontract specifies a different interest rate, the greater of the prejudgment interest rate set out in the CJA and contract interest rate shall Note: On the request of a subcontractor who is required to make payment to their sub-subcontractor, the GC shall advise, as soon as possible, confirmation of the date on which the GC gave a proper invoice to the Owner. Unpaid amount (if notice of non-payment or Where multiple subcontractors (paid amount) partial payment) If services/materials provided by one of several Where the Owner does not pay some or all of a proper subcontractors are the reason for the non-payment (i.e. mechanical contractor work), the remaining invoice, the GC shall pay each subcontractor within 35 days of receipt of a proper invoice by the Owner subcontractors shall be paid on a ratable basis (unless the subcontractor was paid on rateable basis Where no subcontractors can be implicated as reason in the event of partial payment). for non-payment, the GC must pay subcontractors on a ratable basis. Exception - Notice of non-payment if dispute **Exception** - Owner does not pay and GC delivers