

A nighttime photograph of a cityscape, featuring a prominent bridge with a large, illuminated arch structure. The bridge is lit up with blue and white lights, and the city buildings in the background are also lit up. The sky is a deep purple and blue. The image is partially obscured by a dark blue overlay on the right side.

Urban Planning & Economy

Edmonton

**Planning and  
Development  
FEE SCHEDULES**

EFFECTIVE JANUARY 1, 2025

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## SECTION 1: Land Development Applications and Servicing Agreements Fee Schedule <sup>1</sup>

### Rezoning Application Fees

Proposed Category	Proposed Zone(s)	Base Fee	Area Rate (per ha)
Small Scale Residential	RSF; RS; RR; PLD; GLD; GLDF; CCLD; CCSD; OLD; SLD; RCES; RAES	\$1,790	\$240
Medium Scale Residential	RSM; RM; PRH; ALA; GRH; GLRA; GMRA; CCMD; RVRH; ORH; ORA; BRH; BMR; BLMR; SRH; SRA; RTCMR	\$2,590	\$240
Large Scale Residential	RL; CCHD; RTCR; HDR	\$4,265	\$255
Small Scale Commercial / Mixed Use	CN; MUN; CCNC	\$2,645	\$665
Large Scale Commercial / Mixed Use	CB; CG; AED; ASC; AUV; GVC; TC-C; RTCC; MRC; MMUT; MMS; MED; UC3ES; CMUV; CMU; RMU; UW; HA; CCA; JAMSC	\$4,780	\$665
Industrial	BE; IM; IH; EIB; EIM; ECB; EETB; EETC; EETL; EETM; EETR; EETIM; IBES; ILES; DC/IND	\$2,690	\$330
Urban Services / Open Space	A; PS; PSN; PU; NA; A1 through A6; UF; UI; AJ; BP; NSRVES	\$1,795	\$240
Agriculture	AG; FD; AES	\$1,795	\$240

Proposed Category	Type	Base Fee	Additional Buildable Floor Area (Site Area m <sup>2</sup> x Increase in FAR) <sup>3</sup>	Area Rate (per m <sup>2</sup> of Buildable Area)	Total
Mixed Use (MU)	MU Zoning with FAR Modifier	\$4,780 +	( ____ m <sup>2</sup> x	\$0.31) =	\$ ____

Proposed Category	Type	Base Fee	Buildable Floor Area (Site Area m <sup>2</sup> x FAR) <sup>3</sup>	Area Rate (per m <sup>2</sup> of Buildable Area)	Total
Direct Controls (DC)	Administrative	\$7,765 +		N/A =	\$7,765
	Minor	\$7,765 +	( ____ m <sup>2</sup> x	\$0.61) =	\$ ____
	Major	\$15,525 +	( ____ m <sup>2</sup> x	\$1.04) =	\$ ____

**Notes for Rezoning Application Fees**

- The highest base fee is charged among proposed categories. Any applicable area rates are charged per proposed category - see example below.
  - If an application has proposed zones in the same category, the proposed category's base rate will be charged once.
  - Except MU and DCs, each zone within the same category or different category will be charged its associated area rate based on the site area (ha) for the boundary of the proposed zone(s).
  - Proposed Height (h) Modifiers changes under RSM, RM and RL zones shall be charged their respective category base fee and area rates.
  - If you are rezoning from a zone within the Agriculture category you will be charged for the full area of application. If you are rezoning from a zone that is not within the Agriculture category you will only be charged for the site area.
  - The increase in FAR for the MU zone will be calculated by subtracting the existing FAR from the proposed FAR. A reduction in FAR will not result in a reduction in fees.
  - Existing FAR is the maximum base FAR listed within a zone taking into account Floor Area Ratio (f) Modifiers. Embedded FAR modifiers such as for inclusive design or supportive housing will not be taken into account. Existing zones without a listed maximum FAR will have an FAR of 0.
- Direct Control Types are characterized as follows:
  - **Administrative:** A standard zone is being rezoned to a DC for a minor technical reason (i.e. minor numerical changes to regulations, removal of uses from a standard zone), minor amendments to an existing DC zone.
  - **Minor:** Changes to the character of the site that do not significantly change the intensity of the use.
    - Resembles a standard zone with minor changes to uses that change the character of the zone.
    - Addition or changes to regulation(s) from Standard Zone.
    - No increase in FAR from existing zoning.
    - Only "architectural" changes to height that do not result in additional floor area.
  - **Major:**
    - Significant changes to the character and intensity of uses. (i.e. commercial, residential and mixed use towers, adding residential uses to commercial site or non-residential uses to residential site, large-site rezonings)
      - Increase 2 or more of FAR/height/density
      - Major additions of uses from previous standard zone or DC
      - Major changes or additions of regulations from standard zone or DC
      - Application requires comprehensive site planning supported by technical studies
- Rezoning applications are subject to a notification and engagement fee component.
- The applicant must pay the difference in fees, prior to third reading of the amending Bylaw, for any application resulting in a zone in a higher fee category than that initially applied for, whether the application was amended by the applicant, Development Services, or City Council. If the resulting Zone is in a lower fee category, no refund shall be made.

Example Rezoning Application:

From (AG) base FAR of 0

To (RM) @ 4.0 ha, (CG) @ 3.0 ha, and (MU) 5.0 FAR @ 4,500 m<sup>2</sup>

Description (Category)(Zone) (site area (ha) or Buildable Area (m <sup>2</sup> ) as appropriate)	(A) Base Fee	(B) Area (ha or m <sup>2</sup> )	(C) Area Rate (per ha or m <sup>2</sup> )	(D) Area Rate Fee (B x C)	(E) Sub total (A + D)
Medium Scale Residential Category (RM) @ 4.0 ha	N/A	4.0 ha	\$240.00/ha	\$960.00	\$960.00
Large Scale Commercial/Mixed Use (CG) @ 3.0 ha	N/A	3.0 ha	\$665.00/ha	\$1,995.00	\$1,995.00
MU - FAR Modifier, 5.0 FAR @ 4,500 m <sup>2</sup> Site	\$4,780.00	22,500 m <sup>2</sup> (Additional FAR x Site Area)	\$0.31/m <sup>2</sup>	\$6,975.00	\$11,755.00
				<b>Total Rezoning Fees</b>	<b>\$14,710.00</b>

**Concept Plans and Plan Amendments <sup>2</sup>**

Application Type	Fee
Text Amendment to the Zoning Bylaw	
Major	\$24,170
Minor	\$12,085
Municipal Development Plan or District Policy Amendment	\$10,460
Each District Plan, Area Structure Plan, Neighbourhood Structure Plan, Neighbourhood Area Structure Plan, Area Redevelopment Plan Servicing Design Concept Brief, Outline Plan or related Amendment	
per gross ha	\$355
minimum fee	\$3,205
Authorization Fee	\$3,205

**Subdivisions and Condominium Applications <sup>3</sup>**

Subdivision Application Type	Base Fee	Re-phasing Fee	Lot Fee	Quantity of Lots	Total
<b>New applications</b>					
Lots within the RS, RSF, RSM, or RR zones	--	--	\$305	x _____	= \$ ____
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	--	--	\$2,425	x _____	= \$ ____
Lots 1.0 ha or less within the BE, IM, or IH zones	--	--	\$1,145	x _____	= \$ ____
Lots over 1.0 ha within the BE, IM or IH zones	--	--	\$2,655	x _____	= \$ ____
Others that are not covered by the above categories, except reserve lot or public utility lot	--	--	\$730	x _____	= \$ ____
<b>Change Request and Resubmission</b>	\$730	+ \$730	+ (\$ _____ x _____)		= \$ ____
		<i>(If Required)</i>	<i>(If Required. Refer to Lot Fee, above)</i>		

Subdivision Endorsement Type	Fee
<b>Each lot within</b>	
Lots within the RS, RSF, RSM, or RR zones	\$730
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,560
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,560
Lots over 1.0 ha within the BE, IM or IH zones	\$3,120
Others that are not covered by the above categories, except reserve lot or public utility lot	\$730
<b>Time Extension for Endorsement (Only applied to second or more request)</b>	\$730

Other Applications		Fee
<b>Bare Land Condominium</b>		
Application Fee (per bare land unit to be created)	<i>Refer to Subdivision Application Fees</i>	
Endorsement Fee (per bare land unit to be created)	<i>Refer to Subdivision Endorsement Fees</i>	
Flat fee for parking stalls converted to a bare land unit (per stall)	\$170	
<b>Strata Space Plan</b>		
Application Fee	<i>Refer to Subdivision Application Fees</i>	
Endorsement Fee	<i>Refer to Subdivision Endorsement Fees</i>	
<b>Condominium Fees</b>		
Application fee per unit excluding common property pursuant to the Condominium Property Regulation	\$40	
Flat fee for parking stalls converted to condominium units (per stall)	\$31	

### Additional Land Development Fees

Application Type	Fee
Re-circulation (3rd and subsequent recirculation) OR Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,170
Pre-Application Meeting <sup>4</sup>	\$480
Notification and Engagement Fee per component (ie Rezoning, Plan Amendment, Road Closure) <sup>4</sup>	\$1,620
Re-notification Fee (per label)	\$3.50
DC Notification Fee (per label)	\$5.50
DC Notification Fee minimum	\$47
International Notification Fee (per label)	\$5.50
Road Closure Applications	\$1,795
Change of Address (per address) <sup>5</sup>	\$395
<b>Servicing Agreements Fees</b>	
Arterial Roadway Administration Fee	\$2,295
Show Home Agreement Application OR Boundary Assessment Fee OR Interim Construction Agreement Fee	\$1,170
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$9,410

### Notes

<sup>1</sup> The Subdivision Officer and Director of Planning Coordination may reduce or waive Land Development Application Fees, including any additional fees, where payment of the fee will result in a hardship or an inequity.

<sup>2</sup> Area Structure Plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.

<sup>3</sup> Floor Area Ratio as defined under Zoning Bylaw 20001.

<sup>4</sup> Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

<sup>5</sup> Applications for address changes are only permitted where the existing address is creating inherent confusion for the delivery of public services and the general public, or Emergency Response and Administration deem necessary.

## SECTION 2: Development Permit and Compliance Certificate Fee Schedule

### Development Permits

Residential	Development Permit Fee	Lot Grading Inspection Fee (Bylaw 18093)	Total
<b>Home Improvement Permits</b>			
Solar panels or renewable energy	\$100	--	<b>\$100</b>
Accessory building Hot tub, swimming pool, ponds Uncovered deck	\$145	--	<b>\$145</b>
Driveway; Exterior alterations with NO increase in floor area or height (single detached, duplex, or semi-detached housing); Site alterations; Fireplace; Home addition to mobile homes; Home addition with NO increase in floor area or height (single detached, duplex, or semi-detached housing); Overheight fence	\$190	--	<b>\$190</b>
Exterior alterations to existing multi-unit housing or row housing (up to 4 units), including vehicle access; Home addition to single detached, duplex, or semi-detached housing with increase in floor area or height; Secondary suites.	\$410	--	<b>\$410</b>
<b>New Residential Dwellings</b>			
Single detached house, semi-detached house, duplex, residential sales centres, and backyard housing <sup>1, 6</sup>	\$615	+ \$160	<b>= \$775</b>
Duplex, semi-detached, and 2 unit backyard housing <sup>1, 6</sup>	\$615	+ \$320	<b>= \$935</b>
Multi-unit housing building, up to 4 units (eg: apartment, row housing, cluster, lodging housing, supportive housing, backyard housing, etc) <sup>1, 6</sup>	\$1,020	+ \$490	<b>= \$1,510</b>
Each additional unit above 4 units for row housing and multi-unit housing	\$83 x ___ units	+ (\$64 x ___ for each unit on the first level)	<b>= \$ ____</b>
Each additional unit above 4 units for backyard housing	\$83 x ___ units	+ (\$64 x ___ for each unit on the first level)	<b>= \$ ____</b>
<b>Residential Related and Move On Applications</b>			
Residential demolition	\$100	--	<b>\$100</b>
Residential move on, recreational vehicle parking	\$190	--	<b>\$190</b>
Home based business / permitted development / minor home occupancy	\$145	--	<b>\$145</b>
Home based business - discretionary	\$410	--	<b>\$410</b>
Supportive housing - (dwelling conversions)	\$410	--	<b>\$410</b>

Non-Residential, Large Scale Residential (5+ Units) and Mixed Use Applications	Development Permit Fee	Lot Grading Inspection Fee (Bylaw 18093)	Total
<b>New or Additions to Existing Buildings (including mixed use)</b>			
Non-residential gross floor area (GFA) up to 500 m <sup>2</sup> (5,381.95 sq. ft.) and up to 4 units in residential portion per building	\$1,195	+ \$490	<b>\$1,685</b>
Additional non-residential Gross Floor Area above 500 m <sup>2</sup> (5,381.95 sq. ft.)	\$1.17 x ___ m <sup>2</sup>		= \$ ___
Each additional dwelling unit in residential portion above the first 4 units	\$83 x ___ units	+ (\$64 x ___ for each unit on the first level)	= \$ ___
<b>Change of Use</b>			
Permitted use, child care services or uses in direct control zones	\$410	--	<b>\$410</b>
Discretionary Use	\$535	--	<b>\$535</b>
<b>Commercial Related Applications</b>			<b>\$0</b>
Non-residential demolition	\$100	--	<b>\$100</b>
Satellite signal receiving antenna, satellite dish, amateur radio antennae and support structures	\$190	--	<b>\$190</b>
Outdoor patio (on site), special events, christmas tree lot, temporary garden greenhouse, garden centre, solar panels.			
Place on site a seacan structure accessory to the Principal Building or Use; up to 2 seacans per site totaling no more than 60 m <sup>2</sup> ; fee is per seacan. The non-residential gross floor area fee calculation applies for more than 2 seacans and greater than 60 m <sup>2</sup> .	\$410	--	<b>\$410</b>
Exterior alterations or renovations to existing non-residential buildings/site	\$410	--	<b>\$410</b>
Standalone parking facility	\$940	--	<b>\$940</b>

### Other Development Permits & Supporting Services

Encroachment Applications - Bylaw 12513	Fee
<b>Application Fee</b>	
Encroachments under 0.05 m	No Charge
Applications that do not require circulation	\$300
Applications that require circulation	\$500
<b>Encroachment Fee</b>	
Encroachments onto easements; aerial, canopy or projecting signs encroachments	\$50
Encroachments under 0.05 m	\$100
Encroachments under 0.3 m and under 2 m <sup>2</sup> in area	\$100
Encroachments under 0.3 m and under 5 m <sup>2</sup> in area	\$350
Encroachments over 0.3 meters and/or over 5 square meters in area A = Assessed Value of the Owner's Land B = Area of the Owner's Land C = Area of the Encroachment	(A/B) x C



Application Type	Fee
<b>Compliance Certificates and Zoning Confirmation</b>	
Single detached, semi-detached or duplex (Regular Service)	Regular Service \$145
Single detached, semi-detached or duplex (Express Service)	Express Service \$305
Multi-unit housing, non-residential (Regular Service)	Regular Service \$305
Multi-unit housing, non-residential (Express Service)	Express Service \$615
Compliance certificate revision	\$100
Zoning confirmation letter (per site)	\$145
Pick-up/mail out of compliance certificates	\$51
<b>Sign Developments</b>	
Portable signs - valid for 90 days	\$100
Portable signs - valid for 365 days	\$305
Fascia signs	\$190
Freestanding signs, projecting signs, or comprehensive sign design plan	\$410
Minor/major digital signs (per panel)	\$940
Off premise advertising fee (per sign) (to be added to the base use category fee - other than digital signs)	50% of the base fee
<b>Urban Agriculture</b>	
Urban Agriculture - Hen Enclosure, Urban Indoor Farm, Urban Outdoor Farm	\$100
<b>Cell Towers</b>	
Freestanding, rooftop	\$3,405
<b>Crossing Bylaw 13521</b>	
The application fee for an access permit for a residential property <sup>2</sup>	\$50
The application fee for an access permit for a non-residential property <sup>2</sup>	\$750

### Additional Fees

Application Type	Fee
<b>Leave as Built &amp; Existing Without Permit</b>	
Development existing without a required development permit and building permit	Double regular application fee may apply
Leave as built - accessory building for house/other residential renovations & additions	\$145
Leave as built - single detached, semi-detached, duplex	\$190
Leave as built - other development permits (multi-unit housing, non-residential)	\$410
<b>Revision Fees</b>	
Minor amendment to a home improvement permit development permit - minor residential applications	\$115
Minor amendment to a minor development permit - single detached, semi-detached, duplex, backyard housing and row housing (up to 4 units) (this includes re-examination of plan fee)	\$190

Minor amendments to a major development permit: residential development of multi-unit housing (5+ units), cluster, lodging housing, supportive housing; and non-residential development	\$410
Recirculation fee (for the third and subsequent re-circulations), Extension of development permit commencement fee	50% original regular application fee
Non-refundable Administrative Fee (or 20%, whichever is greater), for permit work not started <sup>3</sup>	\$120
Re-examination of plans fee for major development permits	\$280
<b>Non-Sufficient Funds (NSF) Fee</b>	\$51
<b>Variance Request Fee</b>	
Variance request fee to be added to the base application fee (excluding driveway, overheight fence, recreational vehicle parking, home based business - discretionary, leave as built and the per unit fees). Calculated as a % of base fee.	25% of base fee

### Pre-Application Meeting <sup>4</sup>

Application Type	Fee
Multi-dwelling residential (apartments, row houses, supportive houses, and lodging houses), non-residential (commercial, industrial, institutional, and similar buildings), and mixed-use (a mix of residential and non-residential) developments	\$480
Low density infill developments - new construction or alteration to single detached housing, semi-detached housing, duplex housing, or backyard housing (up to two principal dwellings)	\$190

### Inspection Fees

Application Type	Fee
<b>Development Permit Inspections <sup>5</sup></b>	
Non-residential developments and residential developments (5+ units) in redeveloping areas for the first two inspections	\$560
<b>Lot Grading Inspection Fee - Bylaw 18093</b>	
Single detached, semi-detached, and duplex (per dwelling unit)	\$160
Multi-unit housing (per building)	\$490
Each additional multi-unit housing unit above the first 4 units on the first level	\$64
Each additional multi-unit backyard housing dwelling above the first 4 units	\$64
Any other land use - minimum fee per building, addition to building or alterations of surface drainage	\$490
Re-inspection	\$175

### Notes

This table reflects only the fees associated with Zoning Bylaw 20001 and the Drainage Bylaw 18093. All other fees, such as those relating to Safety Code Permits or the Business Licence Bylaw 20002 are found on other fee schedules.

<sup>1</sup> The Re-inspection fee would apply after the first two inspections as per Lot Grading Fee in the Drainage Bylaw 18093.

<sup>2</sup> a) Residential property is defined as three or less self-contained dwelling units located on one site that is used for residential purposes. b) Non-residential property is defined as, but not limited to, a multi-family unit, commercial or industrial property.

<sup>3</sup> The Development Planner may reduce or waive Development Permit Fees, including any additional fees, where payment of the fee will result in hardship or inequity.

<sup>4</sup> Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations

<sup>5</sup> Small scale residential Development Permit Inspection fees are included in the Development Permit fee.

<sup>6</sup> Up to two Development Permit Inspections may be undertaken as part of the Development Permit fees for New Residential Dwellings.

## SECTION 3: Building Permit and Trade Permit Fee Schedule

### Building Permits

Application Type	Fee
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#### Calculated Construction Value per square foot of floor area

New semi-detached, duplex, row-housing or stacked row-housing (floor area of the basement and garage should be excluded)	\$125
New residential and mixed use residential projects, not more than 6 storeys in height	\$185
New residential and mixed use residential projects, not more than 12 storeys in height	\$220
New residential and mixed use residential projects, buildings not more than 39 storeys in height	\$230
New residential and mixed use residential projects, buildings 40 or more storeys in height	\$235
New hotels and motels	\$215
New parkade development	\$115

#### For Additions/Alterations to Single Detached Housing

For minor residential projects: accessory building, uncovered deck, hot tub, swimming pool, detached garage, single-family house demolition, wheelchair ramp, or mobile home move on installation	\$120
Construction value: \$0 - \$10,000	\$120
Construction value: \$10,001 - \$50,000	\$380
Construction value: \$50,001 - \$100,000	\$1,055
Construction value: \$100,000+	\$2,055

#### For New or Additions/ Alterations Commercial, Industrial, Institutional or additions/alterations to Multi-family Developments, Mixed Use Developments, Hotels and Motels, or Parkades

For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.45
For each \$1,000 of Construction Value over \$1,000,000;	\$10.27
Minimum Fee	\$280

Application Type	Building Mechanical Permit Fee	Electrical Permit Fee <sup>2</sup>	Total Fee
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#### Combo Building Mechanical Permit Fee - Single Detached Housing and Backyard Housing <sup>1</sup> Developments

0 - 1650 sq. ft.	\$1,055	+	\$280	=	<b>\$1,335</b>
1651 - 3000 sq. ft.	\$1,610	+	\$325	=	<b>\$1,935</b>
3001 - 4500 sq. ft.	\$2,755	+	\$380	=	<b>\$3,135</b>
4501 - 6000 sq. ft.	\$5,460	+	\$430	=	<b>\$5,890</b>
Over 6000 sq. ft.	\$8,330	+	\$470	=	<b>\$8,800</b>

## HVAC Permits

Application Type	Fee
Alterations/Replacing Existing HVAC in Residential Multi-development (per unit)	\$120
New Residential Multi-family Development - per \$1,000 of Construction Value	\$0.59
New Single Detached Housing or Single Unit in Residential Multi-family Development	\$120
Other Developments - per \$1,000 of Construction Value	\$0.59
Other Developments - minimum fee	\$185

## Plumbing Permits & Sewer Permits

Application Type	Fee
Plumbing Permit for Residential Multi-family Development and Single Detached Housing Development (per dwelling unit)	\$120
Sewer Connection: Residential Multi-family Development - per dwelling unit	\$120
Sewer Connection: Residential Multi-family Development - Maximum Fee	\$220
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.59
Plumbing Permits for Other Developments - Minimum Fee	\$185

## Gas Permits

Application Type	Fee
<b>Commercial, Industrial, Institutional or Multi-family Developments</b>	
Construction value: \$0 - \$20,000	\$185
Construction value: \$20,001 - \$500,000	\$265
Construction value: \$500,001 - \$1,000,000	\$355
Construction value: \$1,000,001 - \$5,000,000	\$535
Construction value: \$5,000,001+	\$885
Additional Meter Set (per meter)	\$48
<b>Single Detached Housing or Single Unit in a Residential Multi-family Developments</b>	\$120
<b>Temporary Heat - Commercial Permits</b>	\$185
<b>Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-family Development</b>	\$120

## Electrical Permits

Application Type	Fee
<b>Other New Developments</b>	
New Semi-detached or Row Housing - Wiring Permit Fee per unit	\$235
New Apartment, Duplex Housing or Stacked Dwellings - Wiring Permit Fee	\$125
Underground Branch Circuit Conduit (i.e. between house and garage) Inspection Fee	\$120
<b>Annual Electrical Permits</b>	
Electrical Installation Cost - Minimum Fee	\$335
Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.12
Inspection Fee - First and Each Additional Hour	\$160
<b>For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits</b>	
Minor Alterations - minimum fee with Electrical Installation Cost up to \$3,000	\$160
Electrical Installation Cost: \$0 - \$3,000	\$160
Electrical Installation Cost: \$3,001 - \$10,000	\$225
Electrical Installation Cost: \$10,001 - \$50,000	\$395
Electrical Installation Cost: \$50,001 - \$250,000	\$815
Electrical Installation Cost: \$250,000+	\$2,640
<b>For Electrical Permits Obtained in Connection with Other Permits</b>	
Construction Value: \$0 - \$24,000	\$160
Construction Value: \$24,001 - \$80,000	\$225
Construction Value: \$80,001 - \$400,000	\$395
Construction Value: \$400,001 - \$2,000,000	\$815
Construction Value: \$2,000,000+	\$2,640
Additional Meter Set (per Meter) <sup>3</sup>	\$48

**Hoarding Building Permits <sup>7</sup>**

<b>Application Type</b>		<b>Fee</b>
<b>Covered way hoarding for maintaining existing safe pedestrian connections adjacent to a project</b>		
	Boulevard, sidewalk or roadway occupied by a covered way hoarding - per lineal metre	\$5.57
<b>Hoarding projecting from the property line towards a roadway for a temporary exclusive-use area</b>		
	Boulevard, sidewalk or roadway occupied area from property line up to 2.4 metres into roadway (not alley) - per square metre	\$4.37
	Boulevard, sidewalk or roadway occupied area exceeding 2.4 metres projection into roadway (not alley) - per square metre	\$17.06
<b>Hoarding projecting from a property line towards an alley for a temporary exclusive-use area</b>		
	Boulevard, sidewalk or roadway occupied area from property line up to 2.4 metres into roadway (not alley) - per square metre	\$4.37
	Boulevard, sidewalk or roadway occupied area exceeding 2.4 metres projection into roadway (not alley) - per square metre	\$17.06
<b>Hoarding projecting from a property line towards an alley for a temporary exclusive-use area</b>		
	Alley occupied area from a property line up to 1.5 metres into an alley - per square metre	\$4.37
	Alley occupied area exceeding 1.5 metres projection into an alley - per square metre of alley occupied	\$17.06

Note: The building permit for temporary hoarding may also include a rental charge for the use of public road right of way. The rental charge is based on the area and location temporarily occupied in support of a construction or maintenance project. Damage to public property from the hoarding installation and use must be repaired after hoarding removal to the satisfaction of the City. The rental charge is applied from the start date of hoarding installation until the successful mandatory final inspection after removal. The list outlines monthly rental charge rates for this public land use, which are pro-ratable and subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

**Additional Fees**

<b>Application Type</b>	<b>Fee</b>
Additional Inspections (per inspection)	\$280
Mailing Out Minor Building Permit Flat Plans	\$27
Search of Records/Outstanding Orders Search (per titled lot)	\$120
Reproduction Fee: 8" x 11" document over 20 pages (per page)	\$0.25
Reproduction Fee: for larger documents (fee charged per sq ft by vendor)	\$1.00
Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$425
Occupant Load Certificate	\$120
<b>Re-examination of Revised Plans</b>	
For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$120
For all other projects <sup>5</sup> :	\$280
<b>Unmetered Construction Water Fee <sup>6</sup></b>	
For New Home Construction - single dwellings including backyard housing	
0 - 1650 sq. ft.	\$31.70
1651 - 3000 sq. ft.	\$56.39
3001 - 4500 sq. ft.	\$96.80
4501 - 6000 sq. ft.	\$133.10
Over 6000 sq. ft.	\$169.40
For Commercial Construction - including all multi-unit residential	
Per \$1,000 of Construction Value	\$0.44
Maximum Fee	\$625
Non-refundable Administrative Fee (or 20%), for permit work not yet started	\$120
Reactivation of an expired permit - fee of one half the original permit fee but not less than the minimum fee for that permit type.	
<b>Pre-Application Meeting <sup>7</sup></b>	
Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$480
<b>After Hours Inspections <sup>8</sup></b>	
Up to three hours including travel time when commenced out of business hours	\$560
Each additional half hour or part thereof	\$94
<b>Festivals and Special Events <sup>9</sup></b>	
First hour of inspection	standard commercial and trade minimum fee per schedule above
Each additional half hour or part thereof	\$94

## Notes

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Safety Codes Fee is applicable to Building Permits, Gas Permits, Temporary Gas Permits, Plumbing Permits, HVAC Permits, Sewer Permits, and Electrical Permits. It is 4% of **each individual permit fee**, with a minimum of \$4.50 and a maximum of \$560 per permit.

**Construction Value** means the value of the construction of an undertaking as determined by the City Manager.

**Combined Building Mechanical Permit Fee** means a single fee payable for all of the following permits for an undertaking: a building permit, a gas permit, a heating, ventilating, and air-conditioning permit, and a plumbing permit.

**Electrical Installation Cost** means the cost of the materials and labour to install a particular electrical undertaking.

**Floor Area** is used as a denominator in determining the "cost per square foot" value. We have adopted the Canadian Institute of Quantity Surveyors' definition of Floor Area which dictates:

1. Measure each floor to the outer face of the external walls;
2. No deductions for openings at stairs, elevators or vertical ducts are made;
3. A deduction is made for a non-service vertical protrusion, e.g., atrium space;
4. Mezzanine floors are generally included;
5. Balconies are excluded; enclosed solariums in residential condominiums are included;
6. Sloping and stepped floors (auditoriums/movie theatres) are measured flat; and,
7. Exclude all external covered walkways

If a permit is extended or reactivated, the fee payable for the permit is one-half of the amount required for a new permit for the project, provided no changes have been made or proposed to what was originally approved.

<sup>1</sup> Includes multi-unit Backyard Housing.

<sup>2</sup> House Wiring Permit Fees are based on the Floor Area of the House.

<sup>3</sup> The Electrical Additional Meter Set fee applies to additional meters required for separate entryway addresses but not for individual apartment/condo units that share one entryway. The first meter is included in the Electrical Permit fee.

<sup>4</sup> If a re-examination of revised plans involves an increase in:

- construction value of more than \$25,000, or
- total floor area of the project,

then permit fees will be adjusted according to the prevailing fee schedule.

<sup>5</sup> City of Edmonton - EPCOR Water Services Bylaw 19626.

<sup>6</sup> Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations

<sup>7</sup> Business hours are 8:00 AM - 4:30 PM on weekdays. Inspections requested outside of that time (evenings, weekends, and statutory holidays) are subject to the charges listed.

<sup>8</sup> Festivals and Special Events are charged standard commercial and trade minimum fees which include permit review, permit issue and up to an hour on-site inspection. Each additional half hour or part thereof when inspection occurs are charged at the rate listed.