

2026 Planning and Development Fee Changes

Effective January 1, 2026, the City of Edmonton has implemented an updated fee schedule for Planning and Development services. These fees encompass various areas, including land development, subdivision applications, building permits, trade permits, and inspections. The detailed fee schedules can be accessed on the City's [fee listing web page](#).

Key Changes for 2026:

Inflation Adjustment: A 2.1 per cent inflation adjustment has been applied to fees, aligning with the City's 2023-2026 budget.

Planning and Development Business Model (PDBM) Top Up Fee: A temporary \$50 fee will be applied to all endorsed lots in developing neighbourhoods to contribute to the funding of a servicing study south of 41 Avenue. In fall 2024, Council approved an exception to Policy C610 to temporarily fund the study through the PDBM reserve. The proportional share of the cost of the study will be recovered within approximately four to five years depending on endorsement activity, at which point the fee will be removed.

Square Foot Construction Values: These values will remain at 2023 Altus Construction Value rates and will be revisited during the 2027-2030 budget cycle.

Servicing Agreements: Fees for Servicing Agreements will experience a gradual annual increase of approximately \$1,100 to achieve a 50 per cent cost recovery target by the end of the budget cycle.

Sanitary Servicing Strategy Fund: Fees for this fund remain paused.

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Changes to Landscape Security Cost Rates

To support an efficient, effective and responsive permitting and development process, Landscaping Security Costs are updated periodically to reflect changes in pricing of landscaping materials. As per the Zoning Bylaw requirements, landscape securities are required prior to building permit issuance and are released back to the payor once the required landscaping has been installed and maintained.

In circumstances where the landscaping requirements are not met, the securities are utilized by City-hired contractors to install the required landscaping on the property.

The City of Edmonton has updated its Landscape Security Cost rates for 2026, which are as follows:

\$723.30 per tree
\$55.84 per shrub
\$41.35 per m² of planting bed construction
\$15.00 per per m²
29% maintenance cost

Further details on these rates are available in the attached PDF, and applicants can estimate their landscape security requirements for any project by visiting the calculator on edmonton.ca/landscapingmajordevelopments.

While there have been some cost increases to trees and maintenance in 2026 to reflect inflation, the costs for sod, shrub and planting bed construction rates have been significantly reduced. These reductions are based on financial analysis which identified that the City, in the event that it were required to utilize a forfeited security to install landscaping, could reasonably procure these items for a lower cost. It is anticipated that these changes will reduce overall security values when project securities are in excess of \$20,000.

Reminder: Please ensure that you request your landscaping inspections. Development Permits issued after May 1, 2025 can receive a landscape security refund of up to 80% after a successful first inspection, and 100% after two years.

Administration is bringing forward changes to the Zoning Bylaw in the second quarter of 2026 to introduce small scale residential landscaping securities, as directed by City Council. Please reach out to Michelle Yip (michelle.yip@edmonton.ca) if you would like to be informed about the status of this work.

For more information about landscape securities, please contact dplandscaping@edmonton.ca.

Edmontonians Provided Feedback on Proposed Infill Changes

Edmonton continues to grow, and infill development plays an important role in supporting housing affordability and the use of existing neighbourhoods and infrastructure.

The City is seeking feedback on proposed changes to infill development, including updates related to mid-block sites and the rules that guide redevelopment within neighbourhoods. As builders and industry partners, you may be receiving questions from residents about these proposed changes, and we encourage you to share this information within your networks.

Public input will be summarized to help inform Council decisions when the proposed changes are considered at the Urban Planning Committee on February 10. Any potential changes to the Zoning Bylaw and District Policy would be brought forward at a future Public Hearing.

Feedback opportunities ended January 29.

SAFETY CODES AND BUILDING PERMITS

Residential Demolition Permit Process - Asbestos Documentation Update

Please note that as of December 4, 2025, an Abatement Plan by a Consultant will no longer be an accepted document for the issuance of a residential demolition permit. Letters of Clearance and Letters of Completion from qualified consultants will still be accepted. [Read more](#) about the new standards.

Temporary Propane Heat for Construction Clearances

As we deal with the challenges of winter weather, please take a moment to review the attached construction heat document and share it with your site superintendents and contractors.

As a critical reminder:

- Every temporary gas installation requires a permit and inspection.
- This requirement also applies whenever construction heat is relocated.

[Refer to the STPH brochure](#)

Check the [Alberta Municipal Affairs website](#) for updates to codes and standards and [sign-up to be notified](#) when new Standards or other information is posted.