

Existing and Proposed Building Permit Fees Comparison

Application/Permit Type	Existing Fee	Fee Rate	Proposed 2026 Fee	Fee Rate	DAP Full Cost Fee	DAP Recommended Fee	Notes
New Buildings, Additions, Mezzanines and Renovations							
Group A: Assembly Buildings							
Finished	\$1.06	per ft ²	\$1.37	per ft ²	\$1.37	\$1.37	
Shell	\$1.00	per ft ²	\$1.00	per ft ²	\$1.01	\$1.00	
Interior Alterations, Renovations and Tenancy Work	\$0.59	per ft ²	\$0.67	per ft ²	\$0.77	\$0.59	
Tenant Finishes (previously unfinished areas/shell permits)	n/a		\$0.81	per ft ²	\$0.81	\$0.71	New class of permit.
Group B: Detention, Care & Treatment and Care Buildings							
Finished	\$1.17	per ft ²	\$1.37	per ft ²	\$1.37	\$1.37	
Shell	\$1.00	per ft ²	\$1.00	per ft ²	\$1.01	\$1.00	
Interior Alterations (renovations to previously finished areas)	\$0.59	per ft ²	\$0.67	per ft ²	\$0.77	\$0.59	
Tenant Finishes (previously unfinished areas/shell permits)	n/a		\$0.81	per ft ²	\$0.81	\$0.71	New class of permit.
Group C: Residential							
Detached, Semi-detached, Row Houses	\$1.17	per ft ²	\$1.17	per ft ²	\$1.17	\$1.17	
Pre-fabricated Detached Dwelling	\$0.88	per ft ²	\$1.15	per ft ²	\$1.00	\$1.00	
Multi-Unit Buildings, Motels, Hotels	\$1.17	per ft ²	\$1.37	per ft ²	\$1.37	\$1.37	
Interior Alterations and renovations to previously finished areas	\$0.59	per ft ²	\$0.67	per ft ²	\$0.77	\$0.59	
New Finishes (finished basement areas/shell permits)	n/a		\$0.81	per ft ²	\$0.81	\$0.71	Finished basements are now captured here.
Group D: Business & Personal Service Buildings							
Finished	\$1.17	per ft ²	\$1.37	per ft ²	\$1.37	\$1.37	
Shell	\$1.00	per ft ²	\$1.00	per ft ²	\$1.01	\$1.00	
Interior Alterations (renovations to previously finished areas)	\$0.59	per ft ²	\$0.67	per ft ²	\$0.77	\$0.59	
Tenant Finishes (previously unfinished areas/shell permits)	n/a		\$0.81	per ft ²	\$0.81	\$0.71	New class of permit.
Group E: Mercantile Buildings							
Finished	\$1.17	per ft ²	\$1.37	per ft ²	\$1.37	\$1.37	
Shell	\$1.00	per ft ²	\$1.00	per ft ²	\$1.01	\$1.01	
Interior Alterations (renovations to previously finished areas)	\$0.59	per ft ²	\$0.67	per ft ²	\$0.77	\$0.59	
Tenant Finishes (previously unfinished areas/shell permits)	n/a		\$0.81	per ft ²	\$0.81	\$0.71	New class of permit.

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New Buildings, Additions, Mezzanines and Renovations							
Group F: Industrial Buildings							
Finished	\$0.88	per ft ²	\$1.00	per ft ²	\$1.29	\$0.88	
Shell	\$0.77	per ft ²	\$0.88	per ft ²	\$0.95	\$0.77	
Interior Alterations (renovations to previously finished areas)	\$0.47	per ft ²	\$0.67	per ft ²	\$0.77	\$0.59	
Warehouses	\$0.88	per ft ²	\$1.00	per ft ²	\$1.29	\$0.88	
Underground Parking Garages	\$1.47	per ft ²	\$1.55	per ft ²	\$1.55	\$1.47	
Tenant Finishes (previously unfinished areas/shell permits)	n/a		\$0.81	per ft ²	\$0.81	\$0.71	New class of permit.
Table 2: Fees for Miscellaneous Permit Types							
Miscellaneous Work – Stand Alone Permits							
Accessory Apartment Unit	\$588.62	Application	\$170.00	Application	\$984.40	\$0.71	In addition to interior alteration fee.
Accessory Building - Residential (Garage, Shed, etc.)	\$147.16	Each	\$170.00	Bay	\$625.20	\$147.16	Revised to capture larger garages.
Decks/Porches (unenclosed) - Residential	\$147.16	Each	\$170.00	Each	\$510.50	\$147.16	
Roof Structure	n/a		\$0.67	ft ²			New class of permit.
Fire Code Retrofit (9.3. OFC)	\$588.62	Application	\$510.00	Application	\$282.20	\$0.59	
Fire Code Retrofit (9.8. OFC)	\$588.62	Application	\$510.00	Application	\$282.20	\$0.59	
Fire Code Retrofit/Repair - all other	\$588.62	Application	\$510.00	Application	\$295.00	\$0.59	
Finished Basement - Residential	\$353.17	Application	n/a				Included in new finishes for group C.
Fireplaces, Wood Burning Stoves	\$147.16	Application	\$170.00	Each	\$421.60	\$147.16	
Move or Relocate a Building	\$147.16	Each	\$170.00	Each	\$291.40	\$147.16	
Portable Classrooms	\$294.31	Each	\$340.00	Each	\$564.90	\$294.32	
Staged Permit (foundation, structural shell etc.)	n/a		\$340.00	Application			New class of permit.
Demising wall/Firewall	n/a		\$170.00	Each		\$294.32	New class of permit.
Change of Use – no construction	\$147.16	Application	\$170.00	Application			
Demolition							
Residential House	\$176.58	Each	\$170.00	Each	\$261.30	\$147.16	
All Other Buildings 1.2.2.3.(1) OBC	\$353.17	Each	\$0.15	ft ²	\$346.20	\$0.05	New fee rate.
Building located on property subject to the Heritage Act	\$2,354.46	Each	n/a				

Application/Permit Type	Existing Fee	Fee Rate	Proposed 2026 Fee	Fee Rate	DAP Full Cost Fee	DAP Recommended Fee	Notes
Mechanical, Electrical and Fire Protection Systems							
Heating, Ventilation, Air Conditioning (individual dwelling unit)	n/a		\$170.00	Application			New class of permit.
Heating, Ventilation, Air Conditioning (other than individual dwelling unit)	\$412.04	Application	\$0.33	ft ²	\$537.40	\$0.29	New fee rate.
Fire Alarm System (New or Replacement)	\$412.04	Application	\$510.00	Application	\$393.20	\$441.48	
Fire Sprinkler System (New or Replacement)	\$588.62	Application	\$510.00	Application	\$413.80	\$441.48	
Commercial Cooking Exhaust and Ventilation System	\$470.89	Each	\$510.00	Each	\$558.00	\$441.48	
Spray Booth, Dust Collector System	\$412.04	Each	\$510.00	Each	\$475.60	\$441.48	
Electromagnetic locks, hold open devices	n/a		\$85.00	Each			New class of permit.
Plumbing							
Backflow Preventer	\$117.73	Each	\$170.00	Each	\$144.40	\$147.16	
Interceptors (Grease or Oil)	\$176.58	Each	\$170.00	Each	\$395.60	\$147.16	
New or Repair Sanitary Service: Residential	\$176.58	Each	\$170.00	Each	\$347.40	\$147.16	
New or Repair Water Service: Residential	\$176.58	Each	\$170.00	Each	\$347.40	\$147.16	
Plumbing - Internal	\$147.16	Application	\$25.00	Fixture	\$509.80	\$25.00/fixture	New fee rate.
Rain Water Harvesting System	\$58.86	Each	\$85.00	Each	\$327.80	\$73.58	
Site Servicing: Private Property	\$9.11	Per \$1000 construction value	\$0.73	Linear ft	\$599.20	\$0.73 per linear ft	New fee rate.
Private On-Site Sewage Systems							
New or Replacement Sewage System	\$588.62	Each	\$675.00	Each	\$299.80	\$588.62	
Part 11 Performance Level Review for Building Expansion	\$412.04	Each	\$170.00	Each	\$85.60	\$147.16	
Septic Repair	\$294.31	Each	\$170.00	Each	\$281.60	\$294.32	
Septic Tank Decommissioning	\$58.86	Each	\$85.00	Each	\$144.40	\$147.16	
Septic Tank Replacement	\$176.58	Each	\$170.00	Each	\$203.20	\$147.16	
Class 5 Sewage System and Agreement	\$588.62	Each	n/a				Separate system and agreement fees.
Designated Structures							
Public Pool/Spa	\$470.89	Each	\$510.00	Each	\$681.60	\$470.89	
Retaining Wall	\$353.17	Each	\$3.40	Linear ft	\$508.90	2.94 per linear ft	New fee rate.
Signs Regulated by the Building Code	\$353.17	Each	\$510.00	Each	\$374.70	\$294.32	
Solar Collector - Residential	\$58.86	Application	\$85.00	Application	\$183.60	\$147.16	
Solar Collector - Non -Residential	\$353.17	Application	\$510.00	Application	\$441.30	\$294.32	
A Structure Supporting A Wind Turbine(Output greater than 3kW)	\$588.62	Application	\$510.00	Application	\$405.90	\$294.32	

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Temporary Buildings							
Tents and Stages up to 225m ² (2,242ft ²)	\$147.16	Each	\$170.00	Application	\$506.50		
Tents and Stages greater than 225m ² (2,242ft ²)	\$235.44	Each	\$255.00	Application	\$537.40		
Other Construction							
Balcony guard replacements, balcony repairs, canopies, parking garage repairs or other repairs and other construction not set out in items A through H	\$12.69	Per \$1000 construction value	\$12.69	Per \$1000 construction value	\$619.80	2.94 per linear foot	
Table 3: Administration Fees in Addition to Permit Fees							
Administration: Miscellaneous							
Building Code Act - Order	\$353.17	Each	\$405.00	Each			
Building Code Act - Stop Work Order	\$588.62	Each	\$675.00	Each			
Building Code Act - Unsafe Building Order	\$588.62	Each	\$675.00	Each			
Deferral of Revocation fee	\$117.73	Each	\$170.00	Each			
Dormant Building Permit	\$117.73	Each	\$170.00	Each			
Permit File Retrieval Fee	\$117.73	Each	\$170.00	Each			
Transfer of Permit Application or Building Permit	\$117.73	Each	\$170.00	Each			
Scanning and conversion of paper documents to electronic format (per page)	\$5.00		Fees and Charges				
Agreements							
Class 5 Sewage System (Holding Tank) Agreement	\$588.62	Each	\$675.00	Each			
Class 5 Sewage System (Holding Tank) Extension	\$176.58	Each	\$170.00	Each			
Limiting Distance Agreement	\$588.62	Each	\$675.00	Each			
Alternative Solutions							
All Buildings/systems under Part 9 of the Building Code	\$882.92	Application	\$1,000.00	Application			
All other Buildings/systems	\$1,177.23	Application	\$1,500.00	Application			
Building located on property subject to the Heritage Act	\$176.58	Application					Captured under the appropriate class above.
Compliance Letters							
AGCO Agency Letter - Active Building Permit	\$117.73	Each	Fees and Charges				Referenced in separate by-law.
AGCO Agency Letter - No Active Building Permit	\$146.05	Each	Fees and Charges				Referenced in separate by-law.
Building Permit Compliance Letter	\$117.73	Each	Fees and Charges				Referenced in separate by-law.
Private On-Site Sewage System Compliance Letter	\$235.44	Each	Fees and Charges				Referenced in separate by-law.

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Conditional Building Permits							
New House	\$353.17	Application	\$400.00	Application			
All Buildings	10% of full permit fee	Application	10% of full permit fee	Application			
An Amendment to Conditional Building Permit Agreement	\$117.73	Application	\$170.00	Each			
Inspection Fees							
Additional Occupancy Inspection	\$117.73	Each	\$170.00	Each			
Refundable Inspection Fee	\$588.62	Application	\$765.00	Application			
Re-Inspection Fee	\$117.73	Each	\$170.00	Each			
Lot Grading							
Grading Deposit – New House or House addition greater than 400ft ²	\$3,418.87	Application	Fees and Charges				Referenced in separate by-law.
Revision to a Reviewed Permit Drawing							
Major Revision up to 3 hours review time	\$294.31	Each	\$380.00	Each			
Major Revision for each hour after 3 hours review time	\$147.16	Each	\$170.00	Each			
Minor Revision	\$58.86	Each	\$58.00	Each			