



2025 Building & Trade Permit Fee Schedule

R2025-02

Building Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Commercial ^{2,3,12}	New buildings other than hotel, warehouse, care facility or multi-family residential	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Commercial
	New hotel	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Hotel
	New warehouse	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Warehouse
	New care facility	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Care facilities
	Multi-family - high rise non-combustible construction	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	High Rise
	Multi-family - low rise wood-frame construction	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Low Rise
	Alterations to commercial and multi-family	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	Commercial
Demolition ^{2,12}	Demolition or relocation of building	\$112	\$1.44 / square metre	Varies (\$4.50min.)	Varies (\$116.50 min.)	Demolition
Residential ^{2,3,11,12}	New Single, Semi-detached or Duplex Dwelling	\$112	\$10.14 / \$1,000 of construction value	Varies (\$4.50min.)	Varies (\$116.50 min.)	New Homes
Residential alterations ^{2,8,12}	Basement, garage, addition under 400 square feet	\$112		\$12.84	\$333.84	
	New secondary suite	\$112		\$15.52	\$403.52	
	Existing secondary suite	\$112		\$7.92	\$205.92	
	New backyard suite	\$112	\$1,140	\$50.08	\$1,302.08	
	Carport, hot tub, swimming pool, interior renovation, fireplace, retaining wall, deck, porch, garage renovations and garage additions	\$112		\$86	\$7.92	\$205.92
	Addition over 400 square feet	\$112	\$1,140	\$50.08	\$1,302.08	

Trade Permits

Category	Application Type	Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	Total Fee	Fee calculator
Electrical / Gas / Mechanical and Plumbing ^{2,11,12}	Trade Permit	\$112	\$9.79 / \$1000 of construction value ³	Varies (\$4.50min.)	Varies (\$116.50 min.)	Trade Permit
	Homeowner Permit	--	\$112	\$4.50	\$116.50	Trade Permit
Electrical ²	Annual Electrical Permit	--	\$156	\$6.24	\$162.24	Trade Permit

Additional Fees

Category		Permit Processing Fee	Permit Base Fee	Safety Codes Council Fee (4%)	GST	Total Fee
Extensions ²	For all building and trade permits	\$112	10% of the permit fee (\$112 min, \$8,852 max)	Varies (\$4.50min.)	--	Varies (\$116.50 min.)
Re-instatement ^{2,6}	All applications	--	50% of the original permit fee	Varies (\$4.50min.)	--	varies
Inspections ⁵	Safety inspection	--	\$5,620	\$224.80	\$281.00	\$6,125.80
	Weekend / Statutory holiday inspection	--	\$180 / hour (\$720 min.)		\$9.00 (\$36.00 min.)	\$189 / hour (\$756 min.)
Lot grading ⁹	Single, semi-detached, duplex dwellings and multi-family developments less than 10 units	--	--		--	\$20 / ground floor unit
	Multi-family developments of 10 or more units, up to and including 3 storeys	--	--		--	\$100 + \$10 / ground floor unit
	Multi-family developments with more than 3 storeys, commercial developments, and industrial developments	--	--		--	\$80 / ha (\$80 min.)
Partial Permit ²	Buildings other than Single, Semi-detached, or Duplex	--	\$1.44 / sq. m. of building area	Varies (\$4.50min.)	--	Varies (\$116.50 min.)
	Single, Semi-detached or Duplex Dwelling	--	\$94 / unit	Varies (\$4.50min.)	--	varies
	Interior Demolition	\$112	\$10.14 / \$1,000 of construction area	Varies (\$4.50min.)	--	Varies (\$116.50 min.)
Other	Occupancy Permit	--	\$230		--	\$230
	Additional Plans Review ^{2,7}	--	\$119 / hour	Varies (\$4.50min.)	--	varies
	Building safety inspection for business licence approval	--	\$75		--	\$75
	Water fee ¹⁰	--	--		--	\$26.13/residential dwelling unit

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant submits a written request to cancel an application listed on this schedule:

- Building Permits: 25% of the original fees paid will be withheld, subject to a minimum of \$112
- Electrical, Gas, Mechanical, and Plumbing Permits: 10% of the original fees paid will be withheld, subject to a minimum of \$56

Note 2: Safety Codes Council Levy: the Safety Codes Council Fee is set by the Alberta Safety Codes Council and is listed in this note for convenience only. The Safety Codes Council fee is 4% of the permit fee, per transaction (\$4.50 min, \$560 max)

Note 3: Building and Trade Permit Construction Value: construction value for building permits and trade permits is defined as follows: when the applicant provides labour and material, the permit fee will be based on the total value of the labour and material. When an applicant provides only labour, the permit fee will be based on the charge to the customer for all work performed plus the value of all materials supplied by the customer. If only materials are provided, the permit fee must include a reasonable cost for labour as well as the cost for materials.

Note 4: Building Area: for the purposes of calculating Partial Permit fees, Building Area is as defined by the National Building Code- Alberta Edition.

Note 5: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 6: Permit Re-instatement Fee: a building, gas, mechanical, or electrical permit that has expired may be re-instated by the office at the written request of an application within thirty (30) days of expiry, provided no changes are made in the documents submitted with the application, and the re-instatement fee has been paid.

Note 7: Additional Plans Review: applies to all permit types other than residential.

Note 8: Residential Alterations: the Permit Processing Fee is charged per permit. The Permit Base Fee is charged per each individual scope.

Note 9: Lot grading fees are set by the Lot Grading Bylaw 32M2004. They are listed on this schedule for convenience only.

Note 10: Water fee is set by the Water Utility Bylaw 40M2006. It is listed on this schedule for convenience only.

Note 11: Electrical, gas, mechanical and plumbing trade permits are included in the Building Permit fee for new single, semi-detached, or duplex dwellings.

Note 12: If an applicant begins work prior to receiving a permit, the applicant will be charged double the permit fee.