

A nighttime photograph of a cityscape, featuring a prominent bridge with a glowing arch structure in the foreground. The bridge is illuminated with blue and white lights, and its reflection is visible in the water below. In the background, several high-rise buildings are lit up, and the sky is a deep purple and blue. The overall scene is a vibrant urban night view.

Urban Planning & Economy

Edmonton

**Planning and  
Development  
FEE SCHEDULES**

EFFECTIVE JANUARY 1, 2024

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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	\$1,755	\$235
Medium Scale Residential	RSM; RM; PRH; ALA; GRH; GLRA; GMRA; CCMD; RVRH; ORH; ORA; BRH; BMR; BLMR; SRH; SRA; RTCMR	\$2,535	\$235
Large Scale Residential	RL; CCHD; RTCR; HDR	\$4,175	\$250
Small Scale Commercial / Mixed Use	CN; MUN; CCNC	\$2,590	\$650
Large Scale Commercial / Mixed Use	CB; CG; AED; ASC; AUVC; GVC; TC-C; RTCC; MRC; MMUT; MMS; MED; UC3ES; CMUV; CMU; RMU; UW; HA; CCA; JAMSC	\$4,680	\$650
Industrial	BE; IM; IH; EIB; EIM; ECB; EETB; EETC; EETL; EETM; EETR; EETIM; IBES; ILES; DC/IND	\$2,635	\$325
Urban Services / Open Space	A; PS; PSN; PU; NA; A1 through A6; UF; UI; AJ; BP; NSRVES	\$1,760	\$235
Agriculture	AG; FD; AES	\$1,760	\$235

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
Mixed Use (MU)	MU Zoning with FAR Modifier	\$4,680 +	( _____ m <sup>2</sup> x	\$0.30) =	\$ _____
	Administrative	\$7,605 +		N/A =	\$7,605
Direct Controls (DC)	Minor	\$7,605 +	( _____ m <sup>2</sup> x	\$0.60) =	\$ _____
	Major	\$15,210 +	( _____ m <sup>2</sup> x	\$1.02) =	\$ _____

**Notes for Rezoning Application Fees**

- A base fee and area rate are both 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.
- 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)

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	\$2,535.00	4.0 ha	\$235.00/ha	\$940.00	\$3,475.00
Large Scale Commercial/Mixed Use (CG) @ 3.0 ha	\$4,680.00	3.0 ha	\$650.00/ha	\$1,950.00	\$6,630.00
MU - FAR Modifier, 5.0 FAR @ 4,500 m <sup>2</sup> Site	\$4,680.00	22,500 m <sup>2</sup> (FAR x Site Area)	\$0.30/m <sup>2</sup>	\$6,750.00	\$11,430.00
			<b>Total Rezoning Fees</b>		<b>\$21,535.00</b>

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

Application Type	Fee
Text Amendment to the Zoning Bylaw	
Major	\$23,670
Minor	\$11,835
Municipal Development Plan Amendment	\$10,245
Each 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	\$345
minimum fee	\$3,140
Authorization Fee	\$3,140

## Subdivisions and Condominium Applications

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	--	--	\$300	x _____ =	\$ ____
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	--	--	\$2,375	x _____ =	\$ ____
Lots 1.0 ha or less within the BE, IM, or IH zones	--	--	\$1,120	x _____ =	\$ ____
Lots over 1.0 ha within the BE, IM or IH zones	--	--	\$2,600	x _____ =	\$ ____
Others that are not covered by the above categories, except reserve lot or public utility lot	--	--	\$715	x _____ =	\$ ____
<b>Change Request and Resubmission</b>	\$715 +	\$715 +	(\$ _____ x _____)	=	\$ ____
			(If Required) (If Required. Refer to Lot Fee, above)		

Subdivision Endorsement Type	Fee
<b>Each lot within</b>	
Lots within the RS, RSF, RSM, or RR zones	\$715
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,505
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,530
Lots over 1.0 ha within the BE, IM or IH zones	\$3,055
Others that are not covered by the above categories, except reserve lot or public utility lot	\$715
<b>Time Extension for Endorsement (Only applied to second or more request)</b>	\$715

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)	\$165	
<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)	\$30	

### Additional Land Development Fees

Application Type	Fee
Re-circulation (3rd and subsequent recirculation)	\$1,145
Re-activation (on an existing file that has been on hold for 12 months or more)	
Pre-Application Meeting <sup>4</sup>	\$470
Notification and Engagement Fee per component (ie Rezoning, Plan Amendment, Road Closure)	\$1,585
Re-notification Fee (per label)	\$3.50
DC Notification Fee (per label)	\$5.50
DC Notification Fee minimum	\$46
International Notification Fee (per label)	\$5.50
Road Closure Applications	\$1,760
Change of Address (per address) <sup>5</sup>	\$385
<b>Servicing Agreements</b>	
Arterial Roadway Administration Fee	\$2,245
Show Home Agreement Application Boundary Assessment Fee Interim Construction Agreement Fee	\$1,150
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$8,365

### 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.

<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	\$140	--	<b>\$140</b>
Driveway; Exterior Alterations with NO increase in floor area or height (Single Detached, Duplex, or Semi-detached Housing); 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; Site Alterations.	\$185	--	<b>\$185</b>
Conversion of Accessory Building to Backyard Housing; Exterior Alterations to Existing Multi-unit Housing (up to 4 Dwellings), including Vehicle Access; Home Addition to Single Detached, Duplex, or Semi-detached Housing with increase in floor area or height; Secondary Suites.	\$400	--	<b>\$400</b>
<b>New Residential Dwellings</b>			
Single Detached House, Residential Sales Centres, and Backyard Housing <sup>1' 6</sup>	\$600	+ \$155	<b>= \$755</b>
Duplex, Semi-Detached, and 2 Dwelling Backyard Housing <sup>1' 6</sup>	\$600	+ \$310	<b>= \$910</b>
Multi-unit Housing Building, up to 4 dwelling units (eg: Apartment, Row Housing, Cluster/Lodging/Supportive Housing, Backyard Housing, etc) <sup>1' 6</sup>	\$1,000	+ \$480	<b>= \$1480</b>
Each additional dwelling above 4 for Row Housing and Multi-unit Housing	\$81 x ___ dwelling units	+ (\$63 x ___ for each dwelling unit on the first level)	<b>= \$ ____</b>
Each additional dwelling above 4 for Backyard Housing	\$81 x ___ dwelling units	+ (\$63 x ___ for each dwelling unit)	<b>= \$ ____</b>
<b>Residential Related and Move On Applications</b>			
Residential Demolition	\$100	--	<b>\$100</b>
Residential Move On, Recreational Vehicle Parking	\$185	--	<b>\$185</b>
Home Based Business / Permitted Development / Minor Home Occupancy	\$140	--	<b>\$140</b>
Home Based Business - Discretionary	\$400	--	<b>\$400</b>
Supportive Housing - (conversions of dwellings to)	\$400	--	<b>\$400</b>

Commercial, Industrial, Institutional, 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 dwelling units in residential portion per building	\$1,170	+ \$480	= <b>\$1650</b>
Additional Non-residential Gross Floor Area above 500 m <sup>2</sup> (5,381.95 sq. ft.)	\$1.15 x ___ m <sup>2</sup>		= \$ ___
Each additional dwelling unit in residential portion above the first 4 units	\$81 x ___ dwelling units	+ (\$63 x ___ each dwelling unit on the first level)	= \$ ___
<b>Change of Use</b>			
Permitted Use, Child Care Services or Uses in Direct Control Zones	\$400	--	<b>\$400</b>
Discretionary Use	\$525	--	<b>\$525</b>
<b>Commercial Related Applications</b>			
Non-residential Demolition	\$100	--	<b>\$100</b>
Satellite Signal Receiving Antenna, Satellite Dish, Amateur Radio Antennae and Support Structures	\$185	--	<b>\$185</b>
Outdoor Patio (on site), Special Events, Christmas Tree Lot, Temporary Garden Greenhouse, Garden Centre, Solar Panels	\$400	--	<b>\$400</b>
Exterior Alterations or Renovations to existing Non-residential buildings/site	\$400	--	<b>\$400</b>
Standalone Parking Facility	\$920	--	<b>\$920</b>

### Other Development Permits & Supporting Services

Encroachment Applications - Bylaw 12513	Fee
<b>Application Fee</b>	
Encroachments under 0.05 meters	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 meters	\$100
Encroachments under 0.3 meters and under 2 square meters in area	\$100
Encroachments under 0.3 meters and under 5 square meters in area	\$350
Encroachments over 0.3 meters and/or over 5 square meters in area	Assessed Value of the Owner's Land, divided by the Area of the Owner's Land, times the Area of the Encroachment

Application Type	Fee	
<b>Compliance Certificates and Zoning Confirmation</b>		
Single Detached, Semi-detached or Duplex	Regular Service	\$140
	Express Service	\$300
Multi-unit Housing, Non-Residential	Regular Service	\$300
	Express Service	\$600



Application Type	Fee
Compliance Certificate Revision	\$100
Zoning Confirmation Letter (per site)	\$140
Pick-up/Mail Out of Compliance Certificates	\$50
<b>Sign Developments</b>	
Portable Signs - Valid for 90 days	\$100
Portable Signs - Valid for 365 days	\$300
Fascia Signs	\$185
Freestanding Signs, Projecting Signs, or Comprehensive Sign Design	\$400
Minor/Major Digital Signs (per Panel)	\$920
Off Premise Advertising Fee (per Sign) (to be added to the Base Use Class 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	\$3,335
<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	\$140
Leave as Built - Single Detached, Semi-detached, Duplex	\$185
Leave As Built - Other Development Permits (Multi-unit Housing, Non-Residential)	\$400
<b>Revision Fees</b>	
Minor Amendment to Development Permit - Minor Residential Applications (Home Improvement Permits)	\$115
Minor Amendment to a Minor Development Permit - Single Detached, Semi-detached, Duplex, Backyard Housing and Row Housing (up to 4 Principal Units) (this includes re-examination of Plan Fee)	\$185
Minor Amendments to a Major Development Permit: Residential Development of: Multi-unit Housing (5 or more Dwellings), Cluster/Lodging/Supportive Housing; and Non-residential Development	\$400
Recirculation Fee (for the third and subsequent re-circulations), Extension of Development Permit Commencement Fee	50% original permit fee
Non-refundable Administrative Fee (or 20%, whichever is greater), for permit work not started <sup>3</sup>	\$115
Re-examination of Plans Fee for Major Development Permits	\$275
<b>Non-Sufficient Funds (NSF) Fee</b>	\$50
<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)	25% of Base Fee

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

Application Type	Fee
Major Development Permits - Non-residential and Multi-unit Residential, Cluster/Lodging/Supportive Housing	\$470
Minor Development Permits - New Infill Construction for Single Detached Housing, Semi-detached Housing, Duplex Housing, Backyard Housing	\$185

## Inspection Fees

Application Type	Fee
<b>Development Permit Inspections <sup>5</sup></b>	
Non-residential developments and Residential developments with 5 or more Dwellings in Redeveloping Areas for the first two inspections	\$550
<b>Lot Grading Inspection Fee - Bylaw 18093</b>	
Single Detached, Semi-detached, and Duplex Housing (per dwelling unit)	\$155
Multi-unit housing (per building)	\$480
Each Additional Multi-unit Housing dwelling above the first 4 units on the first level	\$63
Each Additional Multi-unit Backyard Housing dwelling above the first 4 units	\$63
Any other land use - Minimum fee per building, addition to building or alterations of surface drainage	\$480
Re-inspection	\$170

## 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 of \$170 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.

<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 and Trade Permit Fee Schedule Fee Schedule

### Building Permits

Category	Application Type	Fee
<b>Calculated Construction Value Per Square Foot of Floor Area</b>		
	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
<b>For Additions/Alterations to Single Detached Housing</b>		
	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	\$115
	Construction value: \$0 - \$10,000	\$115
	Construction value: \$10,001 - \$50,000	\$370
	Construction value: \$50,001 - \$100,000	\$1,035
	Construction value: \$100,000+	\$2,015
<b>For New Commercial, Industrial, Institutional or additions/alterations to Multi-family Developments, Mixed Use Developments, Hotels and Motels, or Parkades</b>		
	For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.21
	For each \$1,000 of Construction Value over \$1,000,000;	\$10.06
	Minimum Fee	\$275

Application Type	Building Mechanical Permit Fee	Electrical Permit Fee <sup>2</sup>	Underground Service Cable Permit Fee	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.	\$1,035	+	\$275	+	\$88	=	<b>\$1,398</b>
1651 - 3000 sq. ft.	\$1,580	+	\$320	+	\$88	=	<b>\$1,988</b>
3001 - 4500 sq. ft.	\$2,695	+	\$370	+	\$88	=	<b>\$3,153</b>
4501 - 6000 sq. ft.	\$5,345	+	\$420	+	\$88	=	<b>\$5,853</b>
Over 6000 sq. ft.	\$8,160	+	\$460	+	\$88	=	<b>\$8,708</b>

## HVAC Permits

Application Type	Fee
Alterations/Replacing Existing HVAC in Residential Multi-development (per unit)	\$115
New Residential Multi-family Development - per \$1,000 of Construction Value	\$0.58
New Single Detached Housing or Single Unit in Residential Multi-family Development	\$115
Other Developments - per \$1,000 of Construction Value	\$0.58
Other Developments - minimum fee	\$180

## Plumbing Permits & Sewer Permits

Application Type	Fee
Plumbing Permit for Residential Multi-family Development and Single Detached Housing Development (per dwelling unit)	\$115
Sewer Connection: Residential Multi-family Development - per dwelling unit	\$115
Sewer Connection: Residential Multi-family Development - Maximum Fee	\$215
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.58
Plumbing Permits for Other Developments - Minimum Fee	\$180

## Gas Permits

Category	Application Type	Fee
<b>Commercial, Industrial, Institutional or Multi-family Developments</b>	Construction value: \$0 - \$20,000	\$180
	Construction value: \$20,001 - \$500,000	\$260
	Construction value: \$500,001 - \$1,000,000	\$350
	Construction value: \$1,000,001 - \$5,000,000	\$525
	Construction value: \$5,000,001+	\$870
	Additional Meter Set (per meter)	\$47
	<b>Single Detached Housing or Single Unit in a Residential Multi-family Developments</b>	\$115
	<b>Temporary Heat - Commercial Permits</b>	\$180
	<b>Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-family Development</b>	\$115

## Electrical Permits

Category	Application Type	Fee
<b>Other New Developments</b>		
	New Semi-detached or Row Housing - Underground Service Cable & House Wiring Permit Fee per unit	\$320
	New Apartment, Duplex Housing or Stacked Dwellings - Underground Service Cable Permit Fee	\$185
	New Apartment, Duplex Housing or Stacked Dwellings - House Wiring Permit Fee	\$120
<b>Annual Electrical Permits</b>		
	Electrical Installation Cost - Minimum Fee	\$330
	Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.10
	Inspection Fee - First and Each Additional Hour	\$155
<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	\$155
	Electrical Installation Cost: \$0 - \$3,000	\$155
	Electrical Installation Cost: \$3,001 - \$10,000	\$220
	Electrical Installation Cost: \$10,001 - \$50,000	\$390
	Electrical Installation Cost: \$50,001 - \$250,000	\$800
	Electrical Installation Cost: \$250,000+	\$2,585
<b>For Electrical Permits Obtained in Connection with Other Permits</b>		
	Construction Value: \$0 - \$24,000	\$155
	Construction Value: \$24,001 - \$80,000	\$220
	Construction Value: \$80,001 - \$400,000	\$390
	Construction Value: \$400,001 - \$2,000,000	\$800
	Construction Value: \$2,000,000+	\$2,585
	Additional Meter Set (per Meter) <sup>3</sup>	\$47

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

Category	Application Type	Fee
<b>Hoarding projecting from property line towards a roadway</b>		
	Per lineal metre of boulevard occupied	\$5.46
	Under 2.4 metres from the edge of the sidewalk or roadway - per square metre of sidewalk or roadway occupied	\$4.28
	Over 2.4 metres from the edge of a sidewalk or roadway - per square metre of sidewalk or roadway occupied	\$16.71
<b>Hoarding projecting from a property line towards an alley</b>		
	Under 1.5 metres from edge of alley - per square metre of alley occupied	\$4.28
	Over 1.5 metres from edge of alley - per square metre of alley occupied.	\$16.71

**NOTE:** The fee for hoarding building permit may also include hoarding rental fees which are based on the size and location of space occupied. Hoarding rental fee rates are per month and are subject to GST.

**Additional Fees**

Category	Application Type	Fee
	Additional Inspections (per inspection)	\$275
	Mailing Out Minor Building Permit Flat Plans	\$26
	Search of Records/Outstanding Orders Search (per titled lot)	\$115
	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
	Fire Inspection Services Fee for Construction Site Plan Review <sup>4</sup>	\$392
	Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$415
	Occupant Load Certificate	\$115
<b>Re-examination of Revised Plans</b>		
	For minor residential projects as listed above, projects with construction value of \$0 - \$10,000:	\$115
	For all other projects <sup>5</sup> :	\$275
	Unmetered Construction Water Fee - per \$1,000 of Construction Value <sup>6</sup>	\$0.44
	Unmetered Construction Water Fee - Maximum Per Project Fee	\$625
	Non-refundable Administrative Fee (or 20%), for permit work not yet started	\$115
	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	\$470
<b>After Hours Inspections <sup>8</sup></b>		
	Up to three hours including travel time when commenced out of business hours	\$550
	Each additional half hour or part thereof	\$92
<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	\$92

## 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> May be subject to GST per the Fire Rescue Service Bylaw 15309. The amount listed as of January 1, 2023. Please refer to the bylaw for the most up-to-date information.

<sup>5</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>6</sup> City of Edmonton - EPCOR Water Services Bylaw 19626.

<sup>7</sup> Subject to GST.

<sup>8</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>9</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.