

A low-angle photograph of a wooden frame for a house under construction, with sunlight filtering through the beams. A dark blue horizontal band is overlaid across the middle of the image, containing the title text.

2024 Residential Permits and Fees

Effective January 1, 2024 to December 31, 2024

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Background Information

Why Permits?

Permits are here for your protection. They're the result of years of experience, testing and feedback. Having the proper permits will ensure what is being built is actually safe and that the appearance and use is consistent with the context of your neighbourhood.

What Permits are Required?

If you are proposing new development, renovations to existing development or changing the use of a current building, you may require permits from the City of Edmonton. Depending on the type of construction, you may need to apply for different types of permits. Some of the permits that may be required are:

Development Permit

A development permit ensures that the location, size and use of a building comply with the Zoning Bylaw 20001. Development permits and approvals need to be obtained for new construction, renovations, and changes to how a building is being used.

- All properties within the City of Edmonton are zoned and that zoning determines what type of building and what use is allowed. To determine the development regulations for your property, find your property's zone at maps.edmonton.ca. Then look up your zone and other applicable regulations in **Zoning Bylaw 20001** (will be available at www.zoningbylaw.edmonton.ca as of January 1, 2024).
- Development permits are either Permitted Developments or Discretionary Developments.
 - **Permitted Development:** Permitted Use and comply with all of the regulations of the Zoning Bylaw.
 - **Discretionary Development:** Discretionary Use or require a variance to one or more the regulations in the Zoning Bylaw. If the development is a Discretionary Development, notification of the application to the surrounding properties is required.

Building Permit

While development permits regulate the location, size and use of buildings on your property, building permits are intended to ensure that the work to be done on your property meets the minimum requirements of the **Building Code**. Most projects require both a development and a building permit.

Mechanical and Electrical Permits

Mechanical permits regulate the utilities servicing a property. This includes the water and sewer lines, interior plumbing, gas, heating, ventilation, air conditioning, and electricity. If any construction includes mechanical work, separate permits may be required and are applied for separately.

- Separate permits are issued for each type of mechanical work that is being completed. This includes **HVAC, Plumbing, Gas, and Electrical**.
- Every building, mechanical and electrical permit requires payment of a safety code fee, which is collected on behalf of the Safety Codes Council. The safety code fee is calculated as 4% of the total permit cost with a minimum of \$4.50 and a maximum of \$560.

Additional Information

This document is not a complete list of the permits and fees that may be required. Additional permits and licences are issued by the City of Edmonton including: parking permits, pet licences, and business licences. For the complete fee listings, application forms and additional information visit www.edmonton.ca.

Renovations and Additions to Existing Homes

¹ Total Permit Fee excludes any applicable Variance or Off-premise advertising supplements.

Application Type	Explanation	Development Permit Application Fee	Building Permit Fee	Safety Codes Fee	Total Permit Fee ¹
Accessory Building	Any building or structure other than the primary residence or backyard housing. Examples: <i>detached garages, detached carport, gazebos, sheds, greenhouses, pergolas, playground structure, lean to, etc.</i>	\$140	\$115	\$4.60 (4% of Building Permit Fee)	\$259.60
Exterior Alterations with NO increase in floor area or height (Single Detached, Duplex, or Semi-detached Housing)	Minor exterior alterations that do not increase the size of the house. Examples : <i>installing a skylight, replacing a window</i> - Note: When a window or door is being replaced, permits are only required if the replacement is larger than the original or closer to the property line.	\$185	Min. \$115 (Based on Construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$304.60
Fireplace	The installation of a gas or solid fuel burning appliance (wood, pellet or coal burning fireplace or stove). * If a new fireplace chase is being constructed on the outside of a house a development permit is also required. - A gas fireplace will also require a gas permit and may require an electrical permit for the electrical switches. - An electric fireplace will require an electrical permit.	\$185	Min. \$115 (Based on Construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$119.60 or Min. \$304.60 (If development permit required)
Home Addition to Mobile Homes	Any construction added to the primary building that has a roof or has a structural design that could hold a roof is considered to be an addition.	\$185	Min. \$115 (Based on Construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$304.60

Residential Permits
FEE SCHEDULE

Effective January 1, 2024 to December 31, 2024

Application Type	Explanation	Development Permit Application Fee	Building Permit Fee	Safety Codes Fee	Total Permit Fee ¹
Home Addition to Single Detached, Duplex, or Semi-detached Housing with increase in floor area or height	Any construction added to the primary building that has a roof or has a structural design that could hold a roof is considered an addition. Examples: <i>sunroom, covered deck, attached garage, veranda, new bay window that increases floor area</i>	\$400	Min. \$115 (Based on Construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$519.60
Hot Tub, Swimming Pool, Ponds	A man-made body of water deeper than 2 feet. Both a development permit and building permit are required for permanent swimming pools deeper than 2 feet. - This also includes hot tubs and ponds with a body of water deeper than 2 feet. - Temporary pools (i.e. set up during the summer months only) require building permit review when sized to hold water more than 2 feet in depth. - Swimming pools require building permits for both the initial installation and the removal of an existing pool.	\$140	\$115	\$4.60 (4% of Building Permit Fee)	\$259.60
Interior Alterations	Changes or alterations that affect the building structure or matters affecting health and safety will require a building permit. If interior alterations are under \$5,000 and do NOT include construction involving the structural or bearing walls e.g., opening a doorway in a non-load-bearing partition between 2 rooms would not require a building permit; partitioning a room to create two rooms of which at least one is a sleeping room does require building permit review as the work may affect health and safety of the occupants. - If renovations include mechanical or electrical work, separate permits may be required . - A development permit is not required UNLESS the renovation is being done for the operation of a business, or to be used as a secondary suite. - If the floor space is increasing it is considered a Home Addition.	N/A	Min. \$115 (Based on Construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$119.60

Residential Permits
FEE SCHEDULE

Effective January 1, 2024 to December 31, 2024

Application Type	Explanation	Development Permit Application Fee	Building Permit Fee	Safety Codes Fee	Total Permit Fee ¹
Overheight Fence	A fence, wall or gate that is greater than 1.3 metres in front yards or 2.0 metres in all other yards. On corner sites, a fence is greater than 1.3 metres on the flanking side of the property between the house and the property line where vehicle access is from the flanking side.	\$185	N/A	N/A	\$185
Recreational Vehicle Parking	Recreational Vehicle (RV) means a motorized or non-motorized vehicle or structure designed for recreation and travel purposes. A development permit is required to park an RV in a front yard or in a flanking side yard of a residential property between November 1 and March31. Typical RV examples include motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions, small utility trailers, boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.	\$185	N/A	N/A	\$185
Residential Demolition	A development and building permit is required to demolish a building and ensure that conditions are safe when the demolition is complete. - If the building is being moved, a demolition permit is required. - If applying to demolish and then build a new structure, only a building permit is required for the demolition (in addition to all required permits for the new structure).	\$100	\$115	\$4.60 (4% of Building Permit Fee)	\$219.60
Satellite Dish	A Satellite Signal Receiving Antenna is an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. If the satellite dish is attached to a building it will also require a building permit. - No permits are required for small (pizza sized) satellite dishes (under 1 metre in diameter).	\$185	Min. \$115 (Based on Construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$304.60

Residential Permits
FEE SCHEDULE

Effective January 1, 2024 to December 31, 2024

Application Type	Explanation	Development Permit Application Fee	Building Permit Fee	Safety Codes Fee	Total Permit Fee ¹
Secondary Suite	A development consisting of a dwelling located within, and accessory to, a single detached house, semi-detached house or row house. A secondary suite has cooking, food preparation, sleeping, and sanitary facilities which are physically separate from those of the principal dwelling. Mechanical permits are not included in these fees. If construction involves any plumbing, gas, heating, ventilation, or electrical work, see Mechanical and Electrical Permit section for applicable fees.	\$400	Min. \$115 (Based on construction Value - See Appendix A)	\$4.60 (4% of Building Permit Fee)	Min. \$519.60
Uncovered Deck	A deck (or wheelchair ramp) that has no roof or walls may require a development permit, a building permit or both. - If a hot tub is being installed in the uncovered deck during the construction of the deck, the hot tub and uncovered deck are treated as one application and are processed together. Only the uncovered deck fee is required. - If the deck has a roof or walls it is considered a home addition.	\$140	\$115	\$4.60 (4% of Building Permit Fee)	\$259.60

New Residential Building (Up to Two Dwellings)

¹ **Total Permit Fee** excludes any applicable Variance or Off-premise advertising supplements.

Application Type	Explanation	Development Permit Application Fee	Building Permit Fee	Safety Codes Fee	Lot Grading Fee	Total Permit Fee ¹
Duplex, Semi-detached	<p>Duplex: Development consisting of a building of two dwellings, with one dwelling placed over the other with individual and separate access to each dwelling.</p> <p>Semi-detached housing: Development consisting of a building with two dwellings side by side.</p>	\$600	\$11.21 For each \$1,000 of Construction Value for the first \$1,000,000; and \$10.06 For each \$1,000 of Construction Value over \$1,000,000; (Min. \$275)	4% of Safety Codes Permit Cost (per permit) (Min. \$4.50 Max. \$560)	\$310	Varies (See Safety Codes Building Permit Fee Schedule)
Mobile Home Move On	Development consisting of transportable single detached housing that is suitable for permanent occupancy and is designed to be transported on its own wheels.	\$185	\$115	\$4.60 (4% of Building Permit Fee)	N/A	\$304.60
Residential Move On	<p>Any building that has been constructed off-site and relocated onto a lot (excluding Mobile Homes and Modular Homes) requires a development and building permit when it is moved onto a lot. These structures may be temporary or permanent.</p> <p>- Examples: <i>residential houses, office trailers, portable school classrooms</i></p> <p>- Note: if a structure is being removed from one site to be moved on to another site, either a residential or commercial demolition permit is required for the original site.</p>	\$185	\$115	\$4.60 (4% of Building Permit Fee)	N/A	\$304.60
Single Detached House	<p>A Single Detached House with or without New Secondary Suite, New Modular Home or a Backyard Housing means development consisting of a single dwelling.</p> <p>- Water usage rates are also applicable based on EPCOR rates.</p>	\$600	<p>See Appendix B - New Single Detached House Permit Fee Schedule See Appendix C - Single Dwelling Backyard Housing Permit Fee Schedule</p>			

Uses in Residential Zones

¹ **Total Permit Fee** excludes any applicable Variance or Off-premise advertising supplements.

Application Type	Explanation	Development Permit Application Fee	Business Licence or Building Permit Fee	Total Permit Fee ¹
Child Care Service	<p>A development that provides temporary care and supervision of children.</p> <p>This use includes facility-based early learning and child care programs.</p> <p>This use does not include a Home Based Business operating as Home Based Child Care.</p>	\$400	\$115 (Occupancy Certificate)	\$515
Home Based Business / Permitted Development / Minor Home Occupancy	<p>Any business that is considered to be operating out of a property that has been zoned residential. Some home based businesses may be exempt from the development permit requirement per the Zoning Bylaw regulations.</p> <p>Home based businesses may require review for building permits and/or specific trade permits, based on the scope of work.</p>	\$140	See Business Licence Fees Document	\$140, plus business licence fee, plus safety codes permits fees (if required)
Home Based Business - Discretionary	<p>In general, a home based business that requires one or more variances to the Zoning Bylaw regulations is a Discretionary Development.</p> <p>Home based businesses may require review for building permits and/or specific trade permits, based on the scope of work.</p>	\$400	See Business Licence Fees Document	\$400, plus business licence fee, plus safety codes permits fees (if required)
Residential Sales Centre	<p>A permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings. In order to operate a building as a residential sales centre, a development permit is required before operation can begin.</p> <p>- Development permits are typically issued for a five year period and the use will require a new permit if operation continues after the expiration date.</p>	\$600	N/A	\$600
Supportive Housing	<p>A building, or part of a building, containing 1 or more sleeping units or dwellings that provide accommodations and on-site or off-site social, physical, or mental health supports to ensure an individual's daily needs are met.</p> <p>- A development permit may be required as well as building permit review .</p>	\$400	\$115 (Occupancy Certificate)	\$515

Additional Fees

Application Type	Explanation	Fee
Administrative	Where circulation has not commenced, \$115 or 20% of the development permit fee (whichever is greater) will be retained for administration costs. Where circulation has commenced or if a decision has been made, there will be no refund of the fees paid.	\$115
Development existing without a required Development Permit and Building Permit	When a building or structure has been constructed in the past without the applicable permits it is said to be existing without permits. Additional charges may apply when permits are obtained after the structure is built.	Double regular application fee may apply
Leave As Built	A Leave as Built permit must be obtained when a structure has been built with the proper permits, but the structure was not built in accordance with the approved plans or the zoning regulations.	Accessory Buildings and Additions: \$140 Single Detached, Semi-detached, Duplex: \$185
Minor Amendments	Any amendments that are made to an application after it has been issued will be charged an additional fee. - Major amendments to applications are treated similar to an application resubmission and require payment of the regular permit fees.	Minor Residential Applications: \$115 Single Detached, Semi-detached, Duplex and Multi-unit Housing up to 4 Units (this includes re-examination of Plan Fee) Applications: \$185
Re-circulation	Any application that requires more than two circulations to other City departments will be charged an additional fee equal to 50% of the original permit fee.	50% original permit fee
Re-inspection	An additional fee will be charged for every re-inspection required as a result of the following: - No address on site, building or suite as applicable; - Inspector unable to access the building after having been requested to inspect; - Project not ready for inspection after a request for inspection has been made; - Previously identified deficiency has not been corrected after a request for inspection has been made.	\$275

Mechanical and Electrical Permits

Application Type	Explanation	Permit Fee	Safety Codes Fee	Total Fee
Heating, Ventilation and Air Condition Permit	An HVAC permit is required for any renovations or new construction that involves any heating, ventilation or air conditioning work. - Examples: <i>furnace replacement; new HVAC system.</i>	\$115 per unit Renovations: \$0.58/per \$1000 CV	\$4.60 (4% of Permit Fee)	Varies
Gas Permit	A gas permit is required for any renovations or new construction that involves any gas work. - Examples: gas or gas line installation, conversion of a non-gas barbeque to a gas burning barbeque, installation of a gas fireplace.	\$115	\$4.60 (4% of Permit Fee)	\$119.60
Plumbing Permit	A plumbing permit is required for any renovations or new construction that involves any plumbing work. - Examples: <i>new bathroom, installation of a backflow preventer, installation of a backwater valve.</i>	\$115	\$4.60 (4% of Permit Fee)	\$119.60
Electrical Permit - Homeowner Minimum Fee	An electrical permit is required for any renovations or new construction that involves any electrical work. If the work is completed by the homeowner, they must apply for the permit in person (excludes Service change, see above). If an electrical contractor is completing the work, they need to apply for the permit. Gas, Plumbing, HVAC and electrical permits are included in building permit applications for new Single, Semi-detached or Row house. Single, Semi-detached or Row house permits do not include electrical permit for a finished basement. - The minimum fee is for projects with an electrical installation cost of \$3,000 or less. For the complete fee listing see Appendix D . - Examples: <i>garages, basements, electric fireplaces.</i>	\$155	\$6.20 (4% of Permit Fee)	\$161.20

Zoning Confirmation Fees

Application Type	Explanation	Single Detached, Semi-detached, Duplex	All Others (Multi-unit Residential)
Compliance Certificate	<p>A Compliance Certificate indicates that a building or buildings on a Site are located in accordance with the Setback regulations of this Bylaw or the Setbacks specified in Development Permits which may have been issued for the Site.</p> <p>- Express service compliance certificates will be completed in under three working days, excluding the day it was received.</p>	<p>Regular Service: \$140</p> <p>Express Service: \$300</p>	<p>Regular Service: \$300</p> <p>Express Service: \$600</p>
Compliance Certificate Re-stamp	<p>A compliance certificate re-stamp may be useful if the request for a compliance certificate determined that the property does not comply with the regulations of the Zoning Bylaw. After the problem is corrected (obtaining permits, obtaining an encroachment agreement or removing the offending structure), the real property report can be re-evaluated for compliance and re-stamped.</p> <p>- A compliance certificate re-stamp is done if it is requested within 6 months from the date that the original compliance letter was issued by Development Services.</p> <p>- If a re-stamp is requested more than 6 months from the compliance issue date, the application is considered a new compliance request. Regular compliance certificate fees apply.</p>	\$100	\$100
Search of Files for Outstanding Orders	A Search of Records and Plans Request is an examination of the files in the Development Services Branch/Sustainable Development records vault and the Community Standards Branch/Community Services - Complaints and Investigation Section.	\$115 per titled lot	\$115 per titled lot
Written Confirmation of Zoning	A zoning letter is written confirmation from the City of Edmonton indicating the zoning of the requested property.	\$140 per site	\$140 per site

APPENDICES

Appendix A: Building Permit Fees for Additions and Alterations to Single Detached Housing		
Construction Value	Building Permit Fee	Safety Codes Fee
\$0 - \$10,000	\$115	\$4.60
\$10,001 - \$50,000	\$370	\$14.80
\$50,001 - \$100,000	\$1,035	\$41.40
Over \$100,000	\$2,015	\$80.60

Construction value is the value of proposed construction of the building, including the following:

- Building (all material and labour used in construction of the building including all building services)
- Electrical (fire alarm and detection system, and fire protection equipment)
- Plumbing (fixtures, drainage, venting, water systems)
- Heating (systems and equipment for heating, ventilating and air-condition services)

Does not include: landscaping, parking lots on grade, curbs, access roads, sidewalks, other site development not related to building structure, furnishings/appliances/non-fixed appurtenances, window coverings, mechanical process equipment not required for building services or regulated by Safety Codes Act, temporary service connections such as power for contractor use, insure or bonding, interim financing, permit fees, professional consulting fees.

Appendix B: New Single Detached House Permit Fee Schedule								
Floor Area (MAIN FLR + 2ND FLR + 3RD FLR (does not include basement and garage))	Development Permit Application Fee	Combined Building, Mechanical Permit Fee	Building & Mech Safety Codes Fees	Wiring Electrical Permit Fees	Electrical Safety Codes Fee	Construction Water Rates 44¢/\$1000 Construction Value	Lot Grading Fee	Total Application Fee
0 - 1650 sq. ft.	\$600.00	\$1,035.00	\$41.40	\$275.00	\$11.00	\$31.70	\$155.00	\$2,149.10
1651 - 3000 sq. ft.	\$600.00	\$1,580.00	\$63.20	\$320.00	\$12.80	\$56.39	\$155.00	\$2,787.39
3001 - 4500 sq. ft.	\$600.00	\$2,695.00	\$107.80	\$370.00	\$14.80	\$96.80	\$155.00	\$4,039.40
4501 - 6000 sq. ft.	\$600.00	\$5,345.00	\$213.80	\$420.00	\$16.80	\$133.10	\$155.00	\$6,883.70
Over 6000 sq. ft.	\$600.00	\$8,160.00	\$326.40	\$460.00	\$18.40	\$169.40	\$155.00	\$9,889.20

Notes:

- Applies to main and second floor areas only, third floor (if applicable). Developed basement area is not included in determining floor area in this schedule.
- Determination of first floor by definition in **Building Code**: First Storey is the uppermost storey having its floor level not more than 2 metres above grade.
- This permit is for the construction of a new house **only**. It does **not** include a propane permit for temporary heat or for additional work done afterwards
- This schedule is for **standard wood frame construction**, other types of construction will require contract value to be submitted.

Appendix C: Single Dwelling Backyard Housing Permit Fee Schedule

Floor Area (MAIN FLR + 2ND FLR + 3RD FLR (does not include basement))	Development Permit Application Fee	Combined Building, Mechanical Permit Fee	Building & Mech Safety Codes Fees	Wiring Electrical Permit Fees	Electrical Safety Codes Fee	Construction Water Rates 44¢/\$1000 Construction Value	Lot Grading Fee	Total Application Fee
0 - 1650 sq. ft.	\$600.00	\$1,035.00	\$41.40	\$275.00	\$11.00	\$31.70	\$155.00	\$2,149.10
1651 - 3000 sq. ft.	\$600.00	\$1,580.00	\$63.20	\$320.00	\$12.80	\$56.39	\$155.00	\$2,787.39
3001 - 4500 sq. ft.	\$600.00	\$2,695.00	\$107.80	\$370.00	\$14.80	\$96.80	\$155.00	\$4,039.40
4501 - 6000 sq. ft.	\$600.00	\$5,345.00	\$213.80	\$420.00	\$16.80	\$133.10	\$155.00	\$6,883.70
Over 6000 sq. ft.	\$600.00	\$8,160.00	\$326.40	\$460.00	\$18.40	\$169.40	\$155.00	\$9,889.20

Notes:

- This permit is for the construction of a new Backyard Housing only. It does **not** include a propane permit for temporary heat or for additional work done afterwards (e.g. garage gas heater, barbeque gas outlets, new deck, install heat recovery unit, hot tub installation, etc.)
- This schedule is for **standard wood frame construction**, other types of construction will require contract value to be submitted.

Appendix D: Electrical Permit Fee	
Installation Cost	Permit Fee
\$0 - \$3,000	\$155
\$3,001 - \$10,000	\$220
\$10,001 - \$50,000	\$390
\$50,001 - \$250,000	\$800
Over \$250,000	\$2,585

This schedule represents the fee for **stand-alone electrical permits**. Permits for new buildings and other major construction will have a fee based on total construction value. Contact Development Services for more information on these fees. **Electrical Installation Cost** is the Total Amount of Materials and Labour. **Safety Code Levy** is applicable to these fees, and is equal to 4% of the permit fee with a minimum of \$4.50 and a maximum of \$560.00.