



2021 Residential Permits and Fees

Edmonton

Effective January 1, 2021 to December 31, 2021

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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 Edmonton Zoning Bylaw. 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 zoning designation at maps.edmonton.ca. Then look up your zoning designation in the **Edmonton Zoning Bylaw** (available at www.edmonton.ca).
- Development permit applications are classified as either Class A or Class B.
 - **Class A:** Permitted Use and comply with all of the regulations of the Edmonton Zoning Bylaw.
 - **Class B:** Discretionary Use or require a variance to any of the regulations in the Edmonton Zoning Bylaw. If the application is for a Class B development, notification of the application to the surrounding property owners is required.

Building Permit

While development permits regulate your property's appearance and use in the context of your neighbourhood, building permits make sure that what you build is actually safe. City building permits make sure that development on your property is up to the standards of the **Alberta Building Code**. Most developments 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

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Permit Fee (Class A Permits)
Accessory Building	<p>With the exception of the primary residence, any stand alone building that has an area over 10 square meters (107.64 sq feet) OR over 4.3 meters (14.1 feet) in height.</p> <p>- Examples: <i>detached garages, detached carport, gazebos, sheds, greenhouses, pergolas, playground equipment, lean to, etc.</i></p>	\$120.00	\$112.00	\$4.50	\$236.50
Mobile Home	<p>Any construction added to the primary building that has a roof or has the structural design that could hold a roof is considered to be an addition.</p>	\$176.00	Min. \$112 (Based on Construction Value - See Appendix A)	Min. \$4.50 (See Appendix A)	Min. \$292.50
Single Detached, Duplex, or Semi-Detached Housing with increase in floor area or height	<p>Any construction added to the primary building that has a roof or has the structural design that could hold a roof is considered an addition.</p> <p>- Examples: <i>Sunroom, Covered Deck, Attached Garage, Veranda, new Bay Window that increases floor area</i></p>	\$433.00	Min. \$112 (Based on Construction Value - See Appendix A)	Min. \$4.50 (See Appendix A)	Min. \$549.50
Residential Demolition	<p>A development and building permit is required to demolish a building and ensure that conditions are safe when the demolition is complete</p> <p>- If the building is being moved, a demolition permit is required.</p> <p>- 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).</p>	\$89.00	\$112.00	\$4.50	\$205.50

<p>Exterior Alterations to Single Detached, Duplex, or Semi-Detached Housing with NO increase in floor area or height</p>	<p>Minor exterior alterations that do not increase the size of the house.</p> <p>- Examples : <i>installing a skylight, changing the pitch of a roof, replacing a window</i></p> <p>- 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. A new window would be considered to be increasing the floor area if it is to the floor and is at least 7 feet high. In this case it is considered an addition.</p>	<p>\$176.00</p>	<p>Min. \$112 (Based on Construction Value - See Appendix A)</p>	<p>Min. \$4.50 (See Appendix A)</p>	<p>Min. \$292.50</p>
<p>Fireplace</p>	<p>The installation of a gas or solid fuel burning appliance (wood, pellet or coal burning fireplace or stove).</p> <p>* If a new fireplace chase is being constructed on the outside of a house a development permit is also required.</p> <p>- A gas fireplace will also require a gas permit and may require an electrical permit for the electrical switches.</p> <p>- An electric fireplace will require an electrical permit.</p>	<p>\$176.00</p>	<p>Min. \$112 (Based on Construction Value - See Appendix A)</p>	<p>Min. \$4.50 (See Appendix A)</p>	<p>Min. \$292.50 Min. \$292.50 (if development permit required)</p>
<p>Interior Alterations</p>	<p>Any residential changes or alterations that affect the building structure will require a building permit. If interior alterations are under \$5,000 and do NOT include construction that is involving the structural or bearing walls (i.e. partition between 2 bedrooms that is not going to be a structural or bearing wall, adding a door to a basement that is not on a bearing or structural wall) they would not require a building permit.</p> <p>- If renovations include mechanical or electrical work, separate permits may be required.</p> <p>- A development permit is not required UNLESS the renovation is being done for the operation of a business, or to use as a secondary suite.</p> <p>- If the floor space is increasing see Addition.</p>	<p>N/A</p>	<p>Min. \$112 (Based on Construction Value - See Appendix A)</p>	<p>Min. \$4.50 (See Appendix A)</p>	<p>Min. \$116.50</p>

<p>Recreational Vehicle Parking</p>	<p>Any vehicle that is equipped for sleeping is considered a recreational vehicle. A Development Permit is required to store a recreational vehicle anywhere on a property between the house and a public roadway (not including a lane) between November 1 and May 31.</p> <p>- Includes a motorhome, travel trailer, fifth wheel trailer, camper not mounted on a truck, or any other vehicle or object which the development officer deems to be a large recreational vehicle.</p>	<p>\$182.00</p>	<p>N/A</p>	<p>N/A</p>	<p>\$182.00</p>
<p>Overheight Fence</p>	<p>A fence, wall or gate which is greater than 6 feet on the front or flanking side of the property between the house and the property line.</p>	<p>\$182.00</p>	<p>N/A</p>	<p>N/A</p>	<p>\$182.00</p>
<p>Satellite Dish</p>	<p>A Satellite Signal Receiving Antenna is an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. A satellite dish over 1 metre (3.28 feet) in diameter will require a development permit. If the satellite dish is attached to a building it will also require a building permit.</p> <p>- No permits are required for small (pizza sized) satellite dishes (under 1 metre in diameter)</p>	<p>\$195.00</p>	<p>Min. \$112 (Based on Construction Value - See Appendix A)</p>	<p>Min. \$4.50 (See Appendix A)</p>	<p>Min. \$311.50</p>
<p>Swimming Pool, Hot Tub, Pond</p>	<p>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.</p> <p>- This also includes hot tubs and ponds with a body of water deeper than 2 feet.</p> <p>- Temporary pools (i.e. set up during the summer months only) only require a building permit.</p> <p>- Swimming pools require building permits for both the initial installation and the removal of an existing pool.</p>	<p>\$120.00</p>	<p>\$112.00</p>	<p>\$4.50</p>	<p>\$236.50</p>

<p>Uncovered Deck</p>	<p>A deck with a floor height over 0.6 meters (2 feet) from finished grade that has no roof or walls will require both a development permit and a building permit. - 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 an addition.</p>	<p>\$120.00</p>	<p>\$112.00</p>	<p>\$4.50</p>	<p>\$236.50</p>
<p>Wheelchair Ramp</p>	<p>A development permit and building permit is required for the installation of a wheelchair ramp, unless the ramp is being installed in the rear yard and is under 0.6 meters (2 feet) from grade or floor level.</p>	<p>\$120.00</p>	<p>\$112.00</p>	<p>\$4.50</p>	<p>\$236.50</p>

New Residential Dwellings (Up to Two Dwellings)

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Lot Grading Fee	Sanitary Sewer Charge*	Fire Inspection Fee**	Total Fee (Class A Permits)
Secondary Suite	<p>A development consisting of a dwelling located within, and accessory to, a single detached 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.</p> <p>* SSTC Fee will only be charged if the suite was built after December 31, 2006</p> <p>** For Secondary Suites existing before December 31, 2006 with a Development Permit, the Fire Inspection Fee will be applied.</p>	\$293.00	Min. \$112 (Based on construction Value - See Appendix A)	Min. \$4.50 (See Appendix A)	N/A	\$773.00	\$133.00	<p>Before December 31, 2006: Min. \$249.50</p> <p>After December 31, 2006: Min. \$889.50</p>
Single Detached	<p>A Single Detached House with or without New Secondary Suite, New Modular Home or a Garden Suite means development consisting of a single dwelling.</p> <ul style="list-style-type: none"> - If a house or modular home previously existed on the lot where the new house is being built, the SSTC fee is removed from the total fees. - Permits for new or existing garden and garage suites follow the same fee structure. However, the SSTC fee for the garden or garage suite is \$773 per dwelling if it is being built on a lot where a house exists. - If a secondary suite is being constructed at the same time as the new single detached house or modular home, there is an additional SSTC fee of \$773 for the secondary suite. - Water usage rates also applicable based on EPCOR rates 	\$502.00	<p>See Appendix B - New House Permit Fee Schedule See Appendix C - New Garden Suite Permit Fee Schedule</p>					

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Lot Grading Fee	Sanitary Sewer Charge	Total Fee (Class A Permits)
New 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 only two dwellings side by side.</p>	\$502.00	\$10.77 For each Construction Value under \$1,000,000 - per \$1,000 of Construction Value and \$9.67 For each Construction Value over \$1,000,000 - per \$1,000 of Construction Value (Min. \$264)	4% of Safety Codes Permit Cost (per permit) (Min. \$4.50 Max. \$560)	\$296.00	\$3,492.00	Varies (See Safety Codes Building Permit Fee Schedule)
Mobile Home Move On	<p>Development consisting of transportable Single Detached housing which is suitable for permanent occupancy and is designed to be transported on its own wheels.</p> <p>*The SSTC fee is only charged if the site that the mobile home is being moved onto has never had a mobile home on it previously.</p>	\$177.00	\$112.00	\$4.50	N/A	\$1,746.00	If SSTC fee is not required: \$293.50 If SSTC fee is required: \$2039.50
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>	\$351.00	\$112.00	\$4.50	N/A	N/A	\$467.50

Residential Uses

Application Type	Explanation	Development Permit Fee	Business Licence or Building Permit Fee	Total Fee (Class A Permits)
Minor Home Occupation	<p>Any business that is considered to be operating out of a property that has been zoned residential. All home based businesses require development approval before the business licence can be processed. See the Zoning Bylaw for minor home based business requirements.</p> <p>- A development permit is only required prior to the initial business licence application if you change your operations. Business licence fees are paid annually.</p>	\$129.00	See Business Licence Fees Document	\$129, plus business licence fee
Major Home Occupation	<p>In general, a business with more than one business visit or client per day. See the Zoning Bylaw for major home based business requirements.</p> <p>- The development permit associated with a major home based business will expire after a specific time period set by the Development Officer (up to 5 years). When the development permit expires, a new development permit must be applied for and approved before the business licence can be renewed.</p>	\$327.00	See Business Licence Fees Document	\$327, plus business licence fee
Supportive Housing	<p>A residential Use with on site or off site supports to ensure the residents' day-to-day needs are met. This does not include Extended Medical Treatment Services.</p> <p>- A development permit is required as well as a building permit for a site inspection and approval letter.</p>	\$351.00	\$112 (Occupancy Certificate)	\$463.00
Child Care Service	<p>A development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. A development permit is required.</p> <p>- Development approval is not required for a child care service that does not meet the above definition (i.e. less than seven children under the age of 13).</p> <p>- A care facility for individuals older than 13 is not considered a child care service.</p>	\$375.00	\$112 (Occupancy Certificate)	\$487.00
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 Approvals are given for a one year period and will require a renewal if operation continues after the expiration date.</p>	\$502.00	N/A	\$502.00

Sign Permits

Application Type	Explanation	Development Permit Fee	Building Permit Fee	Safety Codes Fee	Total Fee (Class A Permits)
Temporary Sign	<p>Can be relocated or is removable and is used for a limited duration (including balloon signs). A development permit is required if the sign is over 1.5 meters high or if the area exceeds 1 meter squared.</p> <p>- Does not include: sandwich board signs, open house signs, and most political type signs.</p>	<p>Up to 90 days: \$96</p> <p>For 365 days or less: \$287</p>	N/A	N/A	<p>Up to 90 days: \$96</p> <p>For 365 days or less: \$287</p>
Permanent, Freestanding, Projecting or Roof Signs	<p>Any sign that is anchored to a footing extending below grade or affixed to, or painted on, a building or other structure.</p> <p>A building permit would not be required in the following cases:</p> <p>- The sign is a freestanding sign under 2.1 metres high, from the ground</p> <p>- The sign is only changing existing wording and there are no changes to the support structure that already exists</p>	\$375.00	\$10.77 For each Construction Value under \$1,000,000 - per \$1,000 of Construction Value (Min. \$264)	\$11.04	Varies
Fascia Sign	<p>Any sign painted on or attached to an exterior building wall, or any other structure, so that the sign does not extend more than 40 cm out from the wall or structure nor beyond the horizontal limits of the wall. Fascia signs may or may not be permanent.</p> <p>A building permit would not be required in the following cases:</p> <p>- The sign is a cloth banner or is painted on a building</p> <p>- The sign is only changing existing wording and there are no changes to the support structure that already exists</p>	\$120.00	\$10.77 For each Construction Value under \$1,000,000 - per \$1,000 of Construction Value (Min. \$264)	\$11.04	Varies
Digital Sign	<p>Any sign that is remotely changed on or off and incorporates a technology or method allowing the sign to change copy without having to physically or mechanically replace the sign face or its components. A separate electrical permit is required for this type of sign.</p>	\$900.00	\$10.77 For each Construction Value under \$1,000,000 - per \$1,000 of Construction Value (Min. \$264)	\$11.04	Varies

Comprehensive Sign Design	Proposed signs that may not meet the regulations of the underlying Zone, may apply for a Comprehensive Sign Design Plan for the overall site. Comprehensive Sign Design Plans shall be consistent with the overall intent of this Bylaw and the provisions of the applicable Sign Schedule with respect to the type of allowable Signs listed in the land use Zones and the maximum Sign Area regulations. The Development Officer shall assess the merits of the Comprehensive Sign Design Plan and may use their variance power to grant exceptions to the Sign Schedule to permit the Comprehensive Sign Design Plan.	\$380.00	N/A	N/A	\$380.00
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Additional Fees

Application Type	Explanation	Fee
Development existing without a required Development 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 apply when the permits are obtained after the structure is built.	Double regular application fee
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 to the approved plans or the zoning regulations.	Accessory Buildings and Additions: \$114 Single Detached, Semi-Detached, Duplex: \$170
Minor Amendments	Any amendments that are made to an application after it has been submitted 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: \$114 Single Detached, Semi-Detached, Duplex Applications: \$170
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	\$264.00
Administrative	Where circulation has not commenced, \$112 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.	\$112.00

Mechanical and Electrical Permits

Application Type	Explanation	Permit Fee	Safety Codes Fee	Total Fee
Gas Permit	A gas permit is required for any renovations or new construction that involves any gas work. - Examples: <i>gas or gas line installation, conversion of a non-gas barbeque to a gas burning barbeque, installation of a gas fireplace</i>	\$112.00	\$4.50	\$116.50
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>	\$112.00	\$4.50	\$116.50
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>	\$112 per unit Renovations: \$0.6/per \$1000 CV	\$4.50	Varies
Electrical Permit - Homeowner Service Change	An electrical permit is required for all service changes. If the homeowner is completing the work themselves they must apply for the permit in person. - If an electrical contractor is completing the work, rather than the homeowner, the contractor must apply for the permit and different fees apply. See Appendix D for contractor fees.	\$204.00	\$8.16	\$212.16
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 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>	\$149.00	\$5.96	\$154.96

Zoning Confirmation Fees

Application Type	Explanation	Single Detached, Semi-Detached, Duplex	All Others (Multi-Family Residential)
Compliance Certificate	A Compliance Certificate is a confirmation from the City of Edmonton that the development on a property meets the regulations of the Zoning Bylaw. - Express service compliance certificates will be completed in under three working days, excluding the day it was received.	Regular Service: \$136 Express Service: \$269	Regular Service: \$281 Express Service: \$560
Compliance Certificate Re-stamp	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. - 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 Sustainable Development. - If a re-stamp is requested after 6 month from the compliance issue date, the application is considered a new compliance request. Regular compliance certificate fees apply.	\$86.00	\$86.00
Written Confirmation of Zoning	A zoning letter is written confirmation from the City of Edmonton indicating what the zoning is of the requested property.	\$114 per site	\$114 per site
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.	\$112 per titled lot	\$112 per titled lot

APPENDICES

Appendix A: Building Permit Fees for Additions and Alterations to Single Detached Housing		
Construction Value	Building Permit Fee	Safety Codes Fee
\$0 - \$5,000	\$112.00	\$4.50
\$5,001 - \$10,000	\$276.00	\$11.04
\$10,001 - \$25,000	\$276.00	\$11.04
\$25,001 - \$50,000	\$513.00	\$20.52
\$50,001 - \$100,000	\$994.00	\$39.76
Over \$100,000	\$1,935.00	\$77.40

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

- Building (all material 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 Fee	Combined Building, Mechanical Permit Fee	Building & Mech Safety Codes Fees	Wiring Electrical Permit Fees	Underground Service Cable Permit	Electrical Safety Codes Fee	Construction Water Rates 44¢/\$1000 Construction Value	Sanitary Sewer Trunk Charge	Lot Grading Fee	Total Application Fee
0 - 1050 sq. ft.	\$502.00	\$623.00	\$24.92	\$236.00	\$84.00	\$13.94	\$25.41	\$1,746.00	\$148.00	\$3,403.27
1051 - 1150 sq. ft.	\$502.00	\$764.00	\$30.56	\$246.00	\$84.00	\$14.34	\$27.83	\$1,746.00	\$148.00	\$3,562.73
1151 - 1250 sq. ft.	\$502.00	\$833.00	\$33.32	\$255.00	\$84.00	\$14.70	\$30.25	\$1,746.00	\$148.00	\$3,646.27
1251 - 1450 sq. ft.	\$502.00	\$991.00	\$39.64	\$264.00	\$84.00	\$15.06	\$35.09	\$1,746.00	\$148.00	\$3,824.79
1451 - 1650 sq. ft.	\$502.00	\$1,111.00	\$44.44	\$275.00	\$84.00	\$15.50	\$39.93	\$1,746.00	\$148.00	\$3,965.87
1651 - 1850 sq. ft.	\$502.00	\$1,233.00	\$49.32	\$286.00	\$84.00	\$15.94	\$44.77	\$1,746.00	\$148.00	\$4,109.03
1851 - 2050 sq. ft.	\$502.00	\$1,408.00	\$56.32	\$299.00	\$84.00	\$16.46	\$49.61	\$1,746.00	\$148.00	\$4,309.39
2051 - 2250 sq. ft.	\$502.00	\$1,527.00	\$61.08	\$310.00	\$84.00	\$16.90	\$54.45	\$1,746.00	\$148.00	\$4,449.43
2251 - 2500 sq. ft.	\$502.00	\$1,673.00	\$66.92	\$322.00	\$84.00	\$17.38	\$60.50	\$1,746.00	\$148.00	\$4,619.80
2501 - 3000 sq. ft.	\$502.00	\$1,984.00	\$79.36	\$335.00	\$84.00	\$17.90	\$72.60	\$1,746.00	\$148.00	\$4,968.86
3001 - 3500 sq. ft.	\$502.00	\$2,296.00	\$91.84	\$348.00	\$84.00	\$18.42	\$84.70	\$1,746.00	\$148.00	\$5,318.96
3501 - 4000 sq. ft.	\$502.00	\$2,857.00	\$114.28	\$362.00	\$84.00	\$18.98	\$96.80	\$1,746.00	\$148.00	\$5,929.06
4001 - 4500 sq. ft.	\$502.00	\$3,528.00	\$141.12	\$376.00	\$84.00	\$19.54	\$108.90	\$1,746.00	\$148.00	\$6,653.56
4501 - 5000 sq. ft.	\$502.00	\$4,332.00	\$173.28	\$392.00	\$84.00	\$20.18	\$121.00	\$1,746.00	\$148.00	\$7,518.46
5001 - 5500 sq. ft.	\$502.00	\$5,299.00	\$211.96	\$407.00	\$84.00	\$20.78	\$133.10	\$1,746.00	\$148.00	\$8,551.84
5501 - 6000 sq. ft.	\$502.00	\$6,459.00	\$258.36	\$423.00	\$84.00	\$21.42	\$145.20	\$1,746.00	\$148.00	\$9,786.98
Over 6000 sq. ft.	\$502.00	\$7,845.00	\$313.80	\$440.00	\$84.00	\$22.10	\$169.40	\$1,746.00	\$148.00	\$11,270.30

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 **Alberta Building Code**: First Storey is the uppermost storey having its floor level not more than 2m 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: Garden Suite Permit Fee Schedule

Floor Area (MAIN FLR + 2ND FLR + 3RD FLR (does not include basement))	Development Permit Fee	Combined Building, Mechanical Permit Fee	Building & Mech Safety Codes Fees	Wiring Electrical Permit Fees	Underground Service Cable Permit	Electrical Safety Codes Fee	Construction Water Rates 44¢/\$1000 Construction Value	Sanitary Sewer Trunk Charge	Total Application Fee
0 - 1050 sq. ft.	\$293.00	\$832.00	\$33.28	\$236.00	\$84.00	\$13.94	\$25.41	\$773.00	\$2,290.63
1051 - 1150 sq. ft.	\$293.00	\$973.00	\$38.92	\$246.00	\$84.00	\$14.34	\$27.83	\$773.00	\$2,450.09
1151 - 1250 sq. ft.	\$293.00	\$1,041.00	\$41.64	\$255.00	\$84.00	\$14.70	\$30.25	\$773.00	\$2,532.59
1251 - 1450 sq. ft.	\$293.00	\$1,201.00	\$48.04	\$264.00	\$84.00	\$15.06	\$35.09	\$773.00	\$2,713.19
1451 - 1650 sq. ft.	\$293.00	\$1,320.00	\$52.80	\$275.00	\$84.00	\$15.50	\$39.93	\$773.00	\$2,853.23
1651 - 1850 sq. ft.	\$293.00	\$1,442.00	\$57.68	\$286.00	\$84.00	\$15.94	\$44.77	\$773.00	\$2,996.39
1851 - 2050 sq. ft.	\$293.00	\$1,617.00	\$64.68	\$299.00	\$84.00	\$16.46	\$49.61	\$773.00	\$3,196.75
2051 - 2250 sq. ft.	\$293.00	\$1,736.00	\$69.44	\$310.00	\$84.00	\$16.90	\$54.45	\$773.00	\$3,336.79
2251 - 2500 sq. ft.	\$293.00	\$1,882.00	\$75.28	\$322.00	\$84.00	\$17.38	\$60.50	\$773.00	\$3,507.16
2501 - 3000 sq. ft.	\$293.00	\$2,193.00	\$87.72	\$335.00	\$84.00	\$17.90	\$72.60	\$773.00	\$3,856.22
3001 - 3500 sq. ft.	\$293.00	\$2,506.00	\$100.24	\$348.00	\$84.00	\$18.42	\$84.70	\$773.00	\$4,207.36
3501 - 4000 sq. ft.	\$293.00	\$3,066.00	\$122.64	\$362.00	\$84.00	\$18.98	\$96.80	\$773.00	\$4,816.42
4001 - 4500 sq. ft.	\$293.00	\$3,737.00	\$149.48	\$376.00	\$84.00	\$19.54	\$108.90	\$773.00	\$5,540.92
4501 - 5000 sq. ft.	\$293.00	\$4,541.00	\$181.64	\$392.00	\$84.00	\$20.18	\$121.00	\$773.00	\$6,405.82
5001 - 5500 sq. ft.	\$293.00	\$5,508.00	\$220.32	\$407.00	\$84.00	\$20.78	\$133.10	\$773.00	\$7,439.20
5501 - 6000 sq. ft.	\$293.00	\$6,668.00	\$266.72	\$423.00	\$84.00	\$21.42	\$145.20	\$773.00	\$8,674.34
Over 6000 sq. ft.	\$293.00	\$8,054.00	\$322.16	\$440.00	\$84.00	\$22.10	\$169.40	\$773.00	\$10,157.66

Notes:

- This permit is for the construction of a new garden suite 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 Estimator

Installation Cost	Permit Fee Range	Installation Cost	Permit Fee Range	Installation Cost	Permit Fee Range	Installation Cost	Permit Fee Range
1 - 3000	\$149	18000 - 19000	\$386 - \$392	41000 - 42000	\$527 - \$533	190000 - 200000	\$1229 - \$1274
3000 - 3500	\$149 - \$164	19000 - 20000	\$392 - \$398	42000 - 43000	\$533 - \$539	200000 - 210000	\$1274 - \$1320
3500 - 4000	\$164 - \$178	20000 - 21000	\$398 - \$405	43000 - 44000	\$539 - \$545	210000 - 220000	\$1320 - \$1365
4000 - 4500	\$178 - \$192	21000 - 22000	\$405 - \$411	44000 - 45000	\$545 - \$551	220000 - 230000	\$1365 - \$1411
4500 - 5000	\$192 - \$205	22000 - 23000	\$411 - \$417	45000 - 46000	\$551 - \$557	230000 - 240000	\$1411 - \$1456
5000 - 5500	\$205 - \$219	23000 - 24000	\$417 - \$423	46000 - 47000	\$557 - \$563	240000 - 250000	\$1456 - \$1502
5500 - 6000	\$219 - \$232	24000 - 25000	\$423 - \$429	47000 - 48000	\$563 - \$569	250000 - 300000	\$1502 - \$1610
6000 - 6500	\$232 - \$246	25000 - 26000	\$429 - \$435	48000 - 49000	\$569 - \$575	300000 - 350000	\$1610 - \$1714
6500 - 7000	\$246 - \$259	26000 - 27000	\$435 - \$441	49000 - 50000	\$575 - \$581	350000 - 400000	\$1714 - \$1817
7000 - 7500	\$259 - \$273	27000 - 28000	\$441 - \$447	50000 - 60000	\$581 - \$637	400000 - 450000	\$1817 - \$1921
7500 - 8000	\$273 - \$287	28000 - 29000	\$447 - \$453	60000 - 70000	\$637 - \$683	450000 - 500000	\$1921 - \$2024
8000 - 8500	\$287 - \$300	29000 - 30000	\$453 - \$459	70000 - 80000	\$683 - \$728	500000 - 550000	\$2024 - \$2128
8500 - 9000	\$300 - \$314	30000 - 31000	\$459 - \$466	80000 - 90000	\$728 - \$774	550000 - 600000	\$2128 - \$2231
9000 - 9500	\$314 - \$327	31000 - 32000	\$466 - \$472	90000 - 100000	\$774 - \$819	600000 - 650000	\$2231 - \$2335
9500 - 10000	\$327 - \$341	32000 - 33000	\$472 - \$478	100000 - 110000	\$819 - \$865	650000 - 700000	\$2335 - \$2438
10000 - 11000	\$341 - \$344	33000 - 34000	\$478 - \$484	110000 - 120000	\$865 - \$910	700000 - 750000	\$2438 - \$2542
11000 - 12000	\$344 - \$350	34000 - 35000	\$484 - \$490	120000 - 130000	\$910 - \$956	750000 - 800000	\$2542 - \$2645
12000 - 13000	\$350 - \$356	35000 - 36000	\$490 - \$496	130000 - 140000	\$956 - \$1001	800000 - 850000	\$2645 - \$2749
13000 - 14000	\$356 - \$362	36000 - 37000	\$496 - \$502	140000 - 150000	\$1001 - \$1047	850000 - 900000	\$2749 - \$2852
14000 - 15000	\$362 - \$368	37000 - 38000	\$502 - \$508	150000 - 160000	\$1047 - \$1092	900000 - 950000	\$2852 - \$2956
15000 - 16000	\$368 - \$374	38000 - 39000	\$508 - \$514	160000 - 170000	\$1092 - \$1138	950000 - 1000000	\$2956 - \$3059
16000 - 17000	\$374 - \$380	39000 - 40000	\$514 - \$520	170000 - 180000	\$1138 - \$1183	Over 1,000,000	\$3059 and up
17000 - 18000	\$380 - \$386	40000 - 41000	\$520 - \$527	180000 - 190000	\$1183 - \$1229		

This schedule represents the fee for **stand-alone electrical permits** and is for **estimation purposes only**. 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.