Department: Building Services
Key Business: Inspection Services and Permit & Zoning
Service Area: Permits, Inspections and Additional Services

Service Provided	Unit of Measure	HST Y/N	2025 Base Fee	2026 Base Fee	2027 Proposed Base Fee	HST $	2027 Fee (tax included)	Effective Date MMM-YY	Last Increase	2027 over 2026 $ Change	2027 over 2026 % Change
Fees calculated at $/M2 unless otherwise specified											
100% Full Cost Recovery											
A: Assembly - schools, libraries, places of worship and restaurants											
New shell only		N	$26.70	$26.70	**$27.50**	**N/A**	**$27.50**	Mar-27	2022	$0.80	3.00%
Shell and finished interior		N	$30.00	$30.00	**$30.90**	**N/A**	**$30.90**	Mar-27	2023	$0.90	3.00%
Interior alteration		N	$10.40	$10.40	**$10.70**	**N/A**	**$10.70**	Mar-27	2022	$0.30	2.88%
B: Detention and Care: hospitals, police stations, fire halls, long term care facilities, gymnasiums, residential care facilities, group homes											
New		N	$34.30	$34.30	**$35.30**	**N/A**	**$35.30**	Mar-27	2022	$1.00	2.92%
Interior alteration		N	$15.55	$15.55	**$16.00**	**N/A**	**$16.00**	Mar-27	2022	$0.45	2.89%
C: Residential											
New - apartments and condominiums, retirement homes, hotels, stacked townhouses and row townhouses more than 3 storeys		N	$23.25	$23.25	**$24.00**	**N/A**	**$24.00**	Mar-27	2022	$0.75	3.23%
Alterations - apartments, retirement homes, hotels		N	$11.60	$11.60	**$11.60**	**N/A**	**$11.60**	Jan-22	2021	$0.00	0.00%
New - houses, semi-detached, row townhouses up to 3 storeys and additions (garages, fireplaces, sprinklers and walk up basements included in original designs)		N	$17.80	$17.80	**$22.00**	**N/A**	**$22.00**	Mar-27	2022	$4.20	23.60%
Garages, unheated accessory buildings and open porches (not part of a new residential construction)		N	$5.90	$5.90	**$7.85**	**N/A**	**$7.85**	Mar-27	2022	$1.95	33.05%
Accessory dwelling units		N	$12.00	$12.00	**$16.00**	**N/A**	**$16.00**	Mar-27	2022	$4.00	33.33%
Interior alterations, basements and finishings		N	$4.90	$4.90	**$6.50**	**N/A**	**$6.50**	Mar-27	2022	$1.60	32.65%

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Fireplace - other than electrical or gas, applicable if no other work proposed	each	N	$220.00	$220.00	**$225.00**	**N/A**	**$225.00**	Mar-27	2023	$5.00	2.27%
Deck	each	N	$220.00	$220.00	**$225.00**	**N/A**	**$225.00**	Mar-27	2023	$5.00	2.27%
Walk Up Basement, applicable if no other new foundation work is proposed	each	N	$400.00	$400.00	**$400.00**	**N/A**	**$400.00**	Mar-23	2022	$0.00	0.00%
Solar panel installation	each	N	$300.00	$300.00	**$300.00**	**N/A**	**$300.00**	Jan-22	2022	$0.00	0.00%
D: Business and Personal Service - offices, banks, beauty parlours, dry cleaning, medical office (no surgery)											
New shell only		N	$18.25	$18.25	**$18.80**	**N/A**	**$18.80**	Mar-27	2023	$0.55	3.01%
New shell and finished interior		N	$23.25	$23.25	**$23.95**	**N/A**	**$23.95**	Mar-27	2023	$0.70	3.01%
Interior finish/alteration/ partitioning for offices		N	$8.80	$8.80	**$9.00**	**N/A**	**$9.00**	Mar-27	2023	$0.20	2.27%
E: Mercantile - retail stores, gas stations, car dealerships											
New shell only		N	$18.60	$18.60	**$19.20**	**N/A**	**$19.20**	Mar-27	2023	$0.60	3.23%
New shell and finished interior		N	$23.70	$23.70	**$24.40**	**N/A**	**$24.40**	Mar-27	2023	$0.70	2.95%
Interior finish/alteration/ partitioning only		N	$9.40	$9.40	**$9.70**	**N/A**	**$9.70**	Mar-27	2023	$0.30	3.19%
F: Industrial											
New factories and warehouses shell only (no occupancy)		N	$13.10	$13.10	**$11.45**	**N/A**	**$11.45**	Mar-27	2022	-$1.65	-12.60%
New factories and warehouses shell and finished interior		N	$19.10	$19.10	**$17.60**	**N/A**	**$17.60**	Mar-27	2023	-$1.50	-7.85%
Interior finish/alterations/ partitioning		N	$8.20	$8.20	**$8.45**	**N/A**	**$8.45**	Mar-27	2023	$0.25	3.05%
Pre-engineered metal buildings	Unit rates for factories and warehouses above can be applied to pre-engineered metal buildings							Mar-23	N/A	$0.00	0.00%

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Other Structures											
Parking garage above ground - new/alteration		N	$7.15	$7.15	**$7.35**	**N/A**	**$7.35**	Mar-27	2022	$0.20	2.80%
Parking garage underground - new/alteration		N	$11.20	$11.20	**$11.55**	**N/A**	**$11.55**	Mar-27	2022	$0.35	3.13%
Designated structure - retaining wall, exterior storage tank	each	N	1% of construction value	1% of construction value	**1% of construction value**	**N/A**	**1% of construction value**	Jan-22	2022	$0.00	0.00%
Designated structure - green initiative including solar collector, structural support for wind turbine	each	N	$600.00	$600.00	**$620.00**	**N/A**	**$620.00**	Mar-27	2022	$20.00	3.33%
Air supported structures		N	$22.85	$22.85	**1% of construction value**	**N/A**	**1% of construction value**	Mar-27	2022	N/A	N/A
Tent - temporary	each	N	$420.00	$420.00	**$430.00**	**N/A**	**$430.00**	Mar-27	2023	$10.00	2.38%
Pre-fabricated trailer	each	N	$450.00	$450.00	**$460.00**	**N/A**	**$460.00**	Mar-27	2023	$10.00	2.22%
Portable classrooms	each	N	$425.00	$425.00	**$435.00**	**N/A**	**$435.00**	Mar-27	2023	$10.00	2.35%
Stand-alone Plumbing and Drains											
Residential water service and/or sanitary and storm piping, applicable if no other work is proposed	each	N	$100.00	$100.00	**$100.00**	**N/A**	**$100.00**	Jan-24	2023	$0.00	0.00%
Domestic water service and fire line - private side	per metre	N	$11.15	$11.15	**$11.50**	**N/A**	**$11.50**	Mar-27	2022	$0.35	3.14%
Sanitary and storm piping	per metre	N	$3.80	$3.80	**$3.90**	**N/A**	**$3.90**	Mar-27	2022	$0.10	2.63%
Plumbing fixture and/or backwater valves, applicable if no other work is proposed	each	N	$102.00	$100.00	**$100.00**	**N/A**	**$100.00**	Jan-26	2022	$0.00	0.00%

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Backflow preventer, applicable if no other work is proposed	each	N	$306.00	$306.00	**$315.00**	**N/A**	**$315.00**	Mar-27	2022	$9.00	2.94%
Sewage systems	each	N	$1,188.00	$1,188.00	**$1,225.00**	**N/A**	**$1,225.00**	Mar-27	2022	$37.00	3.11%
Sewage system assessment	each	N	$215.00	$215.00	**$220.00**	**N/A**	**$220.00**	Mar-27	2022	$5.00	2.33%
Other Service Fees											
Pre-Screening Application Fee	each	N	$100.00	$100.00	**$100.00**	**N/A**	**$100.00**	Jan-24	2021	$0.00	0.00%
Demolition permit	each	N	$438.00	$438.00	**$450.00**	**N/A**	**$450.00**	Mar-27	2022	$12.00	2.74%
Authority to occupy unfinished building	each	N	$700.00	$700.00	**$1,000.00**	**N/A**	**$1,000.00**	Mar-27	2023	$300.00	42.86%
Partial permit including geothermal drilling from grade - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees	each	N	$700.00	$700.00	**$1,000.00**	**N/A**	**$1,000.00**	Mar-27	2023	$300.00	42.86%
Conditional permit - This application is only accepted in conjunction with a complete, full permit submission, including all relevant fees and signed agreement	each	N	$1,000.00	$1,000.00	**$2,000.00**	**N/A**	**$2,000.00**	Mar-27	2022	$1,000.00	100.00%
Change of use	each	N	$700.00	$700.00	**$720.00**	**N/A**	**$720.00**	Mar-27	2023	$20.00	2.86%
Alternative solution / equivalency application	each	N	$1,575.00	$1,575.00	**$1,625.00**	**N/A**	**$1,625.00**	Mar-27	2022	$50.00	3.17%
Revisions to a permit	each	N	$438.00	$438.00	**$450.00**	**N/A**	**$450.00**	Mar-27	2022	$12.00	2.74%
Certified model program - when available- plan review only without permit application	each model	N	$1,500.00	$1,500.00	**$1,500.00**	**N/A**	**$1,500.00**	Mar-23	2022	$0.00	0.00%

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Accessory Dwelling Unit Registration	each	N	N/A	$800.00	**$800.00**	**N/A**	**$800.00**	Jan-26	2026	$0.00	0.00%
Limiting distance agreements (Building Department fee only)	each	N	$700.00	$700.00	**$1,000.00**	**N/A**	**$1,000.00**	Mar-27	2022	$300.00	42.86%
Building compliance letters	regular	N	$117.00	$117.00	**$120.00**	**N/A**	**$120.00**	Mar-27	2022	$3.00	2.56%
	express	N	$173.00	$173.00	**$180.00**	**N/A**	**$180.00**	Mar-27	2022	$7.00	4.05%
Zoning letter	each	N	$273.00	$300.00	**$300.00**	**N/A**	**$300.00**	Mar-27	2026	$0.00	0.00%
Building Code Compliance Report - Metrolinx Act (Same as building permit fees)	each	N	N/A	N/A	**Varies per request**	**N/A**	**Varies per request**	Mar-27	N/A	New	New
Official letter request from Chief Building Official	each	N	N/A	N/A	**$350.00**	**N/A**	**$350.00**	Mar-27	N/A	New	New
Access to building records (routine disclosure)											
Request for survey plan	per survey plan	N	$25.00	$25.00	**$25.00**	**N/A**	**$25.00**	Jan-21	2020	$0.00	0.00%
Routine disclosure of building records. May be subject to additional third party retrieval and reproduction fees.	each	N	$60.00	$60.00	**$60.00**	**N/A**	**$60.00**	Jan-22	2022	$0.00	0.00%

Note: See Planning and Development Rates and Fees for Committee of Adjustment Information