



Urban Planning & Economy

Edmonton

Planning and Development FEE SCHEDULES

EFFECTIVE JANUARY 1, 2026

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SECTION 1: Land Development Applications and Servicing Agreements Fee Schedule ¹

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	\$1,830	\$245
Medium Scale Residential	RSM; RM; PRH; ALA; GRH; GLRA; GMRA; CCMD; RVRH; ORH; ORA; BRH; BMR; BLMR; SRH; SRA; RTCMR	\$2,640	\$245
Large Scale Residential	RL; CCHD; RTCR; HDR	\$4,355	\$260
Small Scale Commercial / Mixed Use	CN; MUN; CCNC	\$2,700	\$680
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	\$4,880	\$680
Industrial	BE; IM; IH; EIB; EIM; ECB; EETB; EETC; EETL; EETM; EETR; EETIM; IBES; ILES; DC/IND	\$2,745	\$340
Urban Services / Open Space	A; PS; PSN; PU; NA; A1 through A6; UF; UI; AJ; BP; NSRVES	\$1,835	\$245
Agriculture	AG; FD; AES	\$1,835	\$245

Proposed Category	Type	Base Fee	Additional Buildable Floor Area (Site Area m ² x Increase in FAR) ³	Area Rate (per m ² of Buildable Area)	Total
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Mixed Use (MU) MU Zoning with FAR Modifier \$4,880 + (____ m² x \$0.32) = \$ ____

Proposed Category	Type	Base Fee	Buildable Floor Area (Site Area m ² x FAR) ³	Area Rate (per m ² of Buildable Area)	Total
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Direct Controls (DC)

Administrative	\$7,930 +		N/A =	\$7,930
Minor	\$7,930 +	(____ m ² x	\$0.62) =	\$ ____
Major	\$15,855 +	(____ m ² x	\$1.06) =	\$ ____

Notes for Rezoning Application Fees

- The highest base fee is charged among proposed categories. Any applicable area rates are 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.

 - If you are rezoning from a zone within the Agriculture category you will be charged for the full area of application (i.e., titled area). If you are rezoning from a zone that is not within the Agriculture category you will only be charged for the site area.
 - The increase in FAR for the MU zone will be calculated by subtracting the existing FAR from the proposed FAR. A reduction in FAR from the original development rights will not result in a reduction in fees.
 - Existing FAR is the maximum base FAR listed within a zone taking into account Floor Area Ratio (f) Modifiers. Embedded FAR modifiers such as for inclusive design or supportive housing will not be taken into account. Existing zones without a listed maximum FAR will have an FAR of 0.
- 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.

Concept Plans and Plan Amendments ²

Application Type	Fee
Text Amendment to the Zoning Bylaw	
Major	\$24,680
Minor	\$12,340
Municipal Development Plan or District Policy Amendment	\$10,680
Each District Plan, 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	\$360
minimum fee	\$3,270
Authorization Fee	\$3,270

Subdivisions and Condominium Applications ³

Subdivision Application Type	Base Fee	Re-phasing Fee	Lot Fee	Quantity of Lots	Total
New applications					
Lots within the RS, RSF, RSM, or RR zones	--	--	\$310	x _____	= \$ ____
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	--	--	\$2,475	x _____	= \$ ____
Lots 1.0 ha or less within the BE, IM, or IH zones	--	--	\$1,170	x _____	= \$ ____
Lots over 1.0 ha within the BE, IM or IH zones	--	--	\$2,710	x _____	= \$ ____
Others that are not covered by the above categories, except reserve lot or public utility lot	--	--	\$745	x _____	= \$ ____
Change Request and Resubmission	\$745	+	\$745	+	(\$ ____ x _____) = \$ ____
			(If Required)		(If Required. Refer to Lot Fee, above)

Subdivision Endorsement Type	Fee
Each lot within	
Lots within the RS, RSF, RSM, or RR zones	\$745
Lots within the RL, RM, MUN, CN, MU, CG or CB zones	\$2,615
Lots 1.0 ha or less within the BE, IM, or IH zones	\$1,595
Lots over 1.0 ha within the BE, IM or IH zones	\$3,185
Others that are not covered by the above categories, except reserve lot or public utility lot	\$745

Subdivision Endorsement Type	Fee
Planning and Development Business Model (PDBM) Top Up Fee	\$50
Time Extension for Endorsement (Only applied to second or more request)	\$745

Other Applications	Fee
Bare Land Condominium	
Flat fee for parking stalls converted to a bare land unit (per stall)	\$175
Condominium Fees	
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)	\$32

Additional Land Development Fees

Application Type	Fee
Re-circulation (3rd and subsequent recirculation); Re-activation (on an existing file that has been on hold for 12 months or more)	\$1,195
Pre-Application Meeting ⁴	\$490
Notification and Engagement Fee per component (ie Rezoning, Plan Amendment, Road Closure) ⁴	\$1,650
Re-notification Fee (per label)	\$3.50
DC Notification Fee (per label)	\$6.00
DC Notification Fee minimum	\$48
International Notification Fee (per label)	\$6.00
Road Closure Applications	\$1,835
Change of Address (per address) ⁵	\$405
Servicing Agreements Fees⁴	
Arterial Roadway Administration Fee	\$2,340
Show Home Agreement Application OR Boundary Assessment Fee OR Interim Construction Agreement Fee	\$1,195
Inspection Fees (fee charged per hectare with a minimum value of 3.0 hectares)	\$10,455

Section 1 Notes

¹ 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.

² Area Structure Plan amendments application fee excludes amendments that are necessitated by an amendment to the Neighbourhood Structure Plan.

³ [Floor Area Ratio as defined under Zoning Bylaw 20001.](#)

⁴ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

⁵ 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
Home Improvement Permits			
Solar panels or renewable energy	\$105	--	\$105
Minor Residential Site Improvement (Inc. accessory buildings; hot tubs, swimming pools, ponds; uncovered deck)	\$145	--	\$145
Minor Residential Exterior / Site Alteration (Driveway; Additions or exterior alterations with NO floor area or height increase; Site alterations; Fireplace; Home addition to mobile homes; Overheight fence)	\$195	--	\$195
Exterior alterations to existing multi-unit housing or row housing (up to 4 units), including vehicle access; Home addition to single detached, duplex, or semi-detached housing with increase in floor area or height; Secondary suites.	\$415	--	\$415
New Residential Dwellings			
Single detached house, semi-detached house, duplex, residential sales centres, and backyard housing ^{1' 5}	\$625	+ \$160	= \$785
Duplex, semi-detached, and 2 unit backyard housing ^{1' 6}	\$625	+ \$320	= \$945
Multi-unit housing building, up to 4 units (eg: apartment, row housing, cluster, lodging housing, supportive housing, backyard housing, etc) ^{1' 5}	\$1,040	+ \$500	= \$1,540
Each additional dwelling above 4 for Row Housing, Multi-unit Housing and Backyard Housing	\$85 x ___ units	+ (\$65 x ___ for each unit on the first level)	= \$ ____
Each additional dwelling unit in residential portion above the first 4 units	Each additional dwelling unit in residential portion above the first 4 units x ___ units	+ (\$65 x ___ for each unit on the first level)	= \$ ____
Residential Related and Move On Applications			
Residential move on, recreational vehicle parking	\$195	--	\$195
Home based business / permitted development / minor home occupancy	\$145	--	\$145
Home based business - discretionary	\$415	--	\$415
Supportive housing - (dwelling conversions)	\$415	--	\$415

Non-Residential, Large Scale Residential (5+ Units) and Mixed Use Applications	Development Permit Fee	Lot Grading Inspection Fee (Bylaw 18093)	Total
New or Additions to Existing Buildings (including mixed use)			
Non-residential gross floor area (GFA) up to 500 m ² (5,381.95 sq. ft.) and up to 4 units in residential portion per building	\$1,220	+ \$500	\$1,720
Additional non-residential Gross Floor Area above 500 m ² (5,381.95 sq. ft.)	\$1.2 x ___ m ²		= \$ ____
Each additional dwelling unit in residential portion above the first 4 units	\$85 x ___ units	+ (\$65 x ___ for each unit on the first level)	= \$ ____
Change of Use			
Permitted use, child care services or uses in direct control zones	\$415	--	\$415
Discretionary Use	\$545	--	\$545
Commercial Related Applications			
Satellite signal receiving antenna, satellite dish, amateur radio antennae and support structures	\$195	--	\$195
Outdoor patio (on site), special events, christmas tree lot, temporary garden greenhouse, garden centre, solar panels.	\$415	--	\$415
Place on site a seacan structure accessory to the Principal Building or Use; up to 2 seacans per site totaling no more than 60 m ² ; fee is per seacan. The non-residential gross floor area fee calculation applies for more than 2 seacans and greater than 60 m ² .			
Exterior alterations or renovations to existing non-residential buildings/site	\$415	--	\$415
Standalone parking facility	\$960	--	\$960

Other Development Permits & Supporting Services

Encroachment Applications - Bylaw 12513		Fee
Application Fee		
Encroachments under 0.05 m		No Charge
Applications that do not require circulation		\$300
Applications that require circulation		\$500
Encroachment Fee		
Encroachments onto easements; aerial, canopy or projecting signs encroachments		\$50
Encroachments under 0.05 m		\$100
Encroachments under 0.3 m and under 2 m ² in area		\$100
Encroachments under 0.3 m and under 5 m ² in area		\$350

Encroachment Applications - Bylaw 12513			Fee
Encroachments over 0.3 meters and/or over 5 square meters in area A = Assessed Value of the Owner's Land B = Area of the Owner's Land C = Area of the Encroachment			(A/B) x C
Application Type			Fee
Compliance Certificates and Zoning Confirmation			
Single detached, semi-detached or duplex (Regular Service)	Regular Service		\$145
Single detached, semi-detached or duplex (Express Service)	Express Service		\$310
Multi-unit housing, non-residential (Regular Service)	Regular Service		\$310
Multi-unit housing, non-residential (Express Service)	Express Service		\$625
Compliance certificate revision			\$105
Zoning confirmation letter (per site)			\$145
Pick-up/mail out of compliance certificates			\$52
Sign Developments			
Portable signs - valid for 90 days			\$105
Portable signs - valid for 365 days			\$310
Fascia signs			\$195
Freestanding signs, projecting signs, or comprehensive sign design plan			\$415
Minor/major digital signs (per panel)			\$960
Off premise advertising fee (per sign) (to be added to the base use category fee - other than digital signs)			50% of the base fee
Urban Agriculture			
Urban Agriculture - Hen Enclosure, Urban Indoor Farm, Urban Outdoor Farm			\$105
Cell Towers			
Freestanding, rooftop			\$3,475
Crossing Bylaw 13521			
The application fee for an access permit for a residential property ²			\$50
The application fee for an access permit for a non-residential property ²			\$750

Additional Fees

Application Type		Fee
Demolition Permit (Residential and Non-Residential)		\$105
Leave as Built & Existing Without Permit		
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		\$145
Leave as built - single detached, semi-detached, duplex		\$195
Leave as built - other development permits (multi-unit housing, non-residential)		\$415
Revision Fees		
Minor amendment to a home improvement permit development permit - minor residential applications		\$120
Minor amendment to a minor development permit - single detached, semi-detached, duplex, backyard housing and row housing (up to 4 units) (this includes re-examination of plan fee)		\$195
Minor amendments to a major development permit: residential development of multi-unit housing (5+ units), cluster, lodging housing, supportive housing; and non-residential development		\$415
Extension of development permit commencement fee		50% original regular application fee
Variance Request Fee		
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). Calculated as a % of base fee.		25% of base fee

Pre-Application Meeting ⁴

Application Type	Fee
Multi-dwelling residential (apartments, row houses, supportive houses, and lodging houses), non-residential (commercial, industrial, institutional, and similar buildings), and mixed-use (a mix of residential and non-residential) developments	\$490
Low density infill developments - new construction or alteration to single detached housing, semi-detached housing, duplex housing, or backyard housing (up to two principal dwellings)	\$195

Inspection Fees

Application Type	Fee
Development Permit Inspections ⁵	
Non-residential developments and residential developments (5+ units) in redeveloping areas for the first two inspections	\$575
Lot Grading Inspection Fee - Bylaw 18093	
Single detached, semi-detached, and duplex (per dwelling unit)	\$160

Application Type	Fee
Multi-unit housing (per building)	\$500
Each additional multi-unit or backyard housing unit above the first 4 units	\$65
Any other land use - minimum fee per building, addition to building or alterations of surface drainage	\$500
Re-inspection	\$180

Section 2 Notes

Note: 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.

¹ The Re-inspection fee would apply after the first two inspections as per Lot Grading Fee in the Drainage Bylaw 18093.

² 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.

³ 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.

⁴ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations

⁵ Small scale residential Development Permit Inspection fees are included in the Development Permit fee.

SECTION 3: Building Permit and Trade Permit Fee Schedule

Building Permits

Application Type	Fee
Calculated Construction Value per square foot of floor area	
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
For Additions/Alterations to Single Detached Housing	
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; OR Construction value <\$10,000.	\$120
Construction value: \$10,001 - \$50,000	\$385
Construction value: \$50,001 - \$100,000	\$1,080
Construction value: \$100,000+	\$2,100
For New or Additions/ Alterations Commercial, Industrial, Institutional or additions/alterations to Multi-family Developments, Mixed Use Developments, Hotels and Motels, or Parkades	
For each \$1,000 of Construction Value for the first \$1,000,000; and	\$11.00
For each \$1,000 of Construction Value over \$1,000,000;	\$10.00
Minimum Fee	\$285.00

Application Type	Building Mechanical Permit Fee	Electrical Permit Fee ²	Total Fee
Combo Building Mechanical Permit Fee - Single Detached Housing and Backyard Housing ¹ Developments			
0 - 1650 sq. ft.	\$1,080	+	\$290 = \$1,370
1651 - 3000 sq. ft.	\$1,645	+	\$335 = \$1,980
3001 - 4500 sq. ft.	\$2,810	+	\$385 = \$3,195
4501 - 6000 sq. ft.	\$5,575	+	\$440 = \$6,015
Over 6000 sq. ft.	\$8,505	+	\$480 = \$8,985

HVAC Permits

Application Type	Fee
New Single Detached Housing or Single Unit in Residential Multi-family Development; Alterations/Replacing Existing HVAC in Residential Multi-development (per unit)	\$120
New Residential Multi-family Development or Other Developments - per \$1,000 of Construction Value	\$0.60
Other Developments - minimum fee	\$185

Plumbing Permits & Sewer Permits

Application Type	Fee
Plumbing Permit for Residential Multi-family Development and Single Detached Housing Development (per dwelling unit)	\$120
Sewer Connection: Residential Multi-family Development - per dwelling unit	\$120
Sewer Connection: Residential Multi-family Development - Maximum Fee	\$225
Plumbing Permits for Other Developments - per \$1,000 of Construction Value	\$0.60
Plumbing Permits for Other Developments - Minimum Fee	\$185

Gas Permits

Application Type	Fee
Commercial, Industrial, Institutional or Multi-family Developments	
Construction value: \$0 - \$20,000	\$185
Construction value: \$20,001 - \$500,000	\$270
Construction value: \$500,001 - \$1,000,000	\$365
Construction value: \$1,000,001 - \$5,000,000	\$545
Construction value: \$5,000,001+	\$905
Additional Meter Set (per meter)	\$49
Single Detached Housing or Single Unit in a Residential Multi-family Developments	\$120
Temporary Heat - Commercial Permits	\$185
Temporary Heat - Single Detached Housing or Single Unit in a Residential Multi-family Development	\$120

Electrical Permits

Application Type	Fee
Other New Developments	
New Semi-detached or Row Housing - Wiring Permit Fee per unit	\$240
New Apartment, Duplex Housing or Stacked Dwellings - Wiring Permit Fee	\$130

Application Type	Fee
Underground Branch Circuit Conduit (i.e. between house and garage) Inspection Fee	\$125
Annual Electrical Permits	
Electrical Installation Cost - Minimum Fee	\$345
Annual Electrical Permit Fee (per \$100 of Electrical Installation Cost)	\$1.14
Inspection Fee - First and Each Additional Hour	\$160
For Owners Residing in a Single Family Residential Dwelling and Stand Alone Electrical Permits	
Electrical Installation Cost: \$0 - \$3,000 (includes Minor Alterations)	\$160
Electrical Installation Cost: \$3,001 - \$10,000	\$230
Electrical Installation Cost: \$10,001 - \$50,000	\$405
Electrical Installation Cost: \$50,001 - \$250,000	\$835
Electrical Installation Cost: \$250,000+	\$2,695
For Electrical Permits Obtained in Connection with Other Permits	
Construction Value: \$0 - \$24,000	\$160
Construction Value: \$24,001 - \$80,000	\$230
Construction Value: \$80,001 - \$400,000	\$405
Construction Value: \$400,001 - \$2,000,000	\$835
Construction Value: \$2,000,000+	\$2,695
Additional Meter Set (per Meter) ³	\$49

Hoarding Fees (Monthly) ⁶

Application Type	Fee
Covered way hoarding for maintaining existing safe pedestrian connections adjacent to a project	
Boulevard, sidewalk or roadway occupied by a covered way hoarding - per lineal metre	\$5.69
Hoarding projecting from the property line towards a roadway for a temporary exclusive-use area	
Boulevard, sidewalk or roadway occupied area from property line up to 2.4 metres into roadway (not alley) - per square metre	\$4.46
Boulevard, sidewalk or roadway occupied area exceeding 2.4 metres projection into roadway (not alley) - per square metre	\$17.42
Hoarding projecting from a property line towards an alley for a temporary exclusive-use area	
Alley occupied area from a property line up to 1.5 metres into an alley - per square metre	\$4.46
Alley occupied area exceeding 1.5 metres projection into an alley - per square metre of alley occupied	\$17.42

Note: The building permit for temporary hoarding may include a monthly charge for the use of public right-of-way. This fee, which is based on the area and location occupied, is applied from the start of the hoarding installation until the successful final inspection after its removal.

Application Type	Fee
The monthly rates listed are pro-ratable and are subject to GST. Please note that any damage to public property from the hoarding must be repaired to the satisfaction of the City. Periodic reviews of these fees may identify adjustments to ensure compliance with CRA regulations.	

Additional Fees

Application Type	Fee
Mailing Out Minor Building Permit Flat Plans	\$28
Interior Alterations to Commercial/Industrial Buildings Commenced BEFORE Permit is Issued	\$430
Occupant Load Certificate	\$120
Unmetered Construction Water Fee	
For New Home Construction - single dwellings including backyard housing	
0 - 1650 sq. ft.	\$31.70
1651 - 3000 sq. ft.	\$56.39
3001 - 4500 sq. ft.	\$96.80
4501 - 6000 sq. ft.	\$133.10
Over 6000 sq. ft.	\$169.40
For Commercial Construction - including all multi-unit residential	
Per \$1,000 of Construction Value ⁵	\$0.44
Maximum Fee	\$625
Reactivation of an expired permit - fee of one half the original permit fee but not less than the minimum fee for that permit type.	
Pre-Application Meeting ⁶	
Commercial Building Permits - Commercial, Industrial, Institutional, Mixed Use, and Multi-dwelling (over 5 units and/or multi-building residential construction sites) Building Applications	\$490
After Hours Inspections ⁷	
Up to three hours including travel time when commenced out of business hours	\$575
Each additional half hour or part thereof	\$96
Festivals and Special Events ⁸	
First hour of inspection	standard commercial and trade minimum fee per schedule above
Each additional half hour or part thereof	\$96

Section 3 Notes

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.

4% of Safety Codes Permit Cost (per permit) (Min. \$4.50 Max. \$560)

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.

¹ Includes multi-unit Backyard Housing.

² House Wiring Permit Fees are based on the Floor Area of the House.

³ 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.

⁴ 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.

⁵ City of Edmonton - EPCOR Water Services Bylaw 19626.

⁶ Subject to GST. Periodic reviews of fees may identify adjustments to ensure compliance with CRA regulations.

⁷ 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.

⁸ 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.

APPENDICES

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APPENDICES

Appendix A: Residential Permit Fees

Background Information

<i>This Section</i>	This section of the Planning and Development Fee Schedule consolidates fees that are relevant for residential uses. Fees included in this section may be previously stated above.
<i>Why Permits?</i>	Permits are here for your protection. They are the result of years of experience, testing and feedback. Having the proper permits ensures that what is being built is safe and aligns with the appearance and use of your neighborhood.
<i>What Permits are Required?</i>	If you are proposing new development, renovating 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. 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
Minor Residential Site Improvement (Inc. accessory buildings; hot tubs, swimming pools, ponds; uncovered deck)	Accessory Buildings: Any building or structure other than the primary residence or backyard housing. - Examples: detached garages, detached carport, gazebos, sheds, greenhouses, pergolas, playground structure, lean to, etc. Hot Tubs, Swimming Pools, 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. 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.	\$145	\$120	\$4.80 (or 4% of Building Permit Fee)	\$269.80
Minor Residential Exterior / Site Alteration (Driveway; Additions or exterior alterations with NO floor area or height increase; Site alterations; Fireplace; Home addition to mobile homes; Overheight fence)	Exterior: Minor exterior alterations that do not increase the size of the house. Examples : installing a skylight, replacing a window - 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. Additions with NO Floor Area or Height Increase: 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. Fireplace: The installation of a gas or solid fuel burning appliance (wood, pellet or coal burning fireplace or stove). * If a new fireplace chassis 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.	\$195	Min. \$120 (Based on Construction Value - See Appendix A) Overheight Fence: N/A	\$4.80 (or 4% of Building Permit Fee)	Min: \$124.80 or Min: \$319.80 (If development permit required)

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
	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. 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.				
Exterior alterations to existing multi-unit housing or row housing (up to 4 units), including vehicle access; Home addition to single detached, duplex, or semi-detached housing with increase in floor area or height; Secondary suites.	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: sunroom, covered deck, attached garage, veranda, new bay window that increases floor area	\$415	Min. \$120 (Based on Construction Value - See Appendix A)	\$4.80 (or 4% of Building Permit Fee)	Min: \$539.80
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. \$120 (Based on Construction Value - See Appendix A)	\$4.80 (or 4% of Building Permit Fee)	Min: \$124.80
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).	\$105	\$120	\$4.80 (or 4% of Building Permit Fee)	\$229.80

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
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 March 31. 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.	\$195	N/A	N/A	\$195
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).	\$195	Min. \$120 (Based on Construction Value - See Appendix A)	\$4.80 (or 4% of Building Permit Fee)	Min: \$319.80
Secondary Suite	A development consisting of a dwelling located within, and accessory to, a single detached house, semi-detached house, row house or backyard 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.	\$415	Min. \$120 (Based on Construction Value - See Appendix A)	\$4.80 (or 4% of Building Permit Fee)	Min: \$539.80

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	Duplex: Development consisting of a building of two dwellings, with one dwelling placed over the other with individual and separate access to each dwelling. Semi-detached housing: Development consisting of a building with two dwellings side by side.	\$625	\$11 For each \$1,000 of Construction Value for the first \$1,000,000; and; \$10 For each \$1,000 of Construction Value over \$1,000,000; (Min. \$Minimum Fee)	4% of Safety Codes Permit Cost (per permit) (Min. \$4.50 Max. \$560)	\$320	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.	\$195	\$120	\$4.80 (or 4% of Building Permit Fee)	N/A	\$319.80
Residential Move On	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. - Examples: residential houses, office trailers, portable school classrooms - 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.	\$195	\$120	\$4.80 (or 4% of Building Permit Fee)	N/A	\$319.80
Single Detached House	A Single Detached House with or without New Secondary Suite, New Modular Home or a Backyard Housing means development consisting of a single dwelling. - Water usage rates are also applicable based on EPCOR rates.	\$625	See Appendix B - New Single Detached House Permit Fee Schedule See Appendix C - Single Dwelling Backyard Housing Permit Fee Schedule			

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	A development that provides temporary care and supervision of children. This use includes facility-based early learning and child care programs. This use does not include a Home Based Business operating as Home Based Child Care.	\$415	\$120 (Occupancy Certificate)	\$535
Home Based Business / Permitted Development / Minor Home Occupancy	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. Home based businesses may require review for building permits and/or specific trade permits, based on the scope of work.	\$145	See Business Licence Fees Document	\$145 plus business licence fee, plus safety codes permits fees (if required)
Home Based Business - Discretionary	In general, a home based business that requires one or more variances to the Zoning Bylaw regulations is a Discretionary Development. Home based businesses may require review for building permits and/or specific trade permits, based on the scope of work.	\$415	See Business Licence Fees Document	\$415 plus business licence fee, plus safety codes permits fees (if required)
Residential Sales Centre	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. - 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.	\$625	N/A	\$625
Supportive Housing	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. - A development permit may be required as well as building permit review .	\$415	\$120 (Occupancy Certificate)	\$535

Additional Fees

Application Type	Explanation	Fee
Administrative	Where circulation has not commenced, a non-refundable administrative fee 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.	\$120
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: \$145 Single Detached, Semi-detached, Duplex: \$195
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: \$120 Single Detached, Semi-detached, Duplex and Multi-unit Housing up to 4 Units (this includes re-examination of Plan Fee) Applications: \$195
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.	\$285

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: furnace replacement; new HVAC system.	\$120 per unit Renovations : \$0.60 /per \$1000 CV	\$4.80 (or 4% of Building 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.	\$120	\$4.80 (or 4% of Building Permit Fee)	\$124.80
Plumbing Permit	A plumbing permit is required for any renovations or new construction that involves any plumbing work. - Examples: new bathroom, installation of a backflow preventer, installation of a backwater valve.	\$120	\$4.80 (or 4% of Building Permit Fee)	\$124.80
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: garages, basements, electric fireplaces.	\$160 + \$160 For Each Additional Hour	\$6.40 (or 4% of Building Permit Fee)	\$166.40

Zoning Confirmation Fees

Application Type	Explanation	Single Detached, Semi-detached, Duplex	All Others (Multi-unit Residential)
Compliance Certificate	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. - Express service compliance certificates will be completed in under three working days, excluding the day it was received.	Regular Service: \$145 Express Service: \$310	Regular Service: \$310 Express Service: \$625
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 Development Services. - 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.	\$105	\$105
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.	\$120 per titled lot	\$120 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.	\$145 per site	\$145 per site

Appendix B: Building Permit Fees for Additions and Alterations to Single Detached Housing

Construction Value	Building Permit Fee	Safety Codes Fee
\$0 - \$10,000	\$120	\$4.80
\$10,001 - \$50,000	\$385	\$15.40
\$50,001 - \$100,000	\$1,080	\$43.20
Over \$100,000	\$2,100	\$84.00

Notes:

- 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 C: New Single Detached and Single Dwelling Backyard Housing Permit Fee Schedule

Floor Area (MAIN FLR + 2ND FLR + 3RD FLR (does not include basement and/or 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 Construction Value	Lot Grading Fee	Total Application Fee
0 - 1650 sq. ft.	\$625.00	\$1,080.00	\$43.20	\$290.00	\$11.60	\$31.70	\$160.00	\$2,241.50
1651 - 3000 sq. ft.	\$625.00	\$1,645.00	\$65.80	\$335.00	\$13.40	\$56.39	\$160.00	\$2,900.59
3001 - 4500 sq. ft.	\$625.00	\$2,810.00	\$112.40	\$385.00	\$15.40	\$96.80	\$160.00	\$4,204.60
4501 - 6000 sq. ft.	\$625.00	\$5,575.00	\$223.00	\$440.00	\$17.60	\$133.10	\$160.00	\$7,173.70
Over 6000 sq. ft.	\$625.00	\$8,505.00	\$340.20	\$480.00	\$19.20	\$169.40	\$160.00	\$10,298.80

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 single detached house or backyard house 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 appendix is for standard wood frame construction, other types of construction will require contract value to be submitted.
- These electrical permit fees do not include the Underground Branch Circuit Conduit Inspection Fee for the installation of electrical conduit in a trench between the house and the garage/backyard housing/garage pad.

Appendix D: Electrical Permit Fee (Range Estimator)

Installation Cost	Permit Fee
\$0 - \$3,000	\$160
\$3,001 - \$10,000	\$230
\$10,001 - \$50,000	\$405
\$50,001 - \$250,000	\$835
Over \$250,000	\$2,695

Notes:

- This schedule represents the fee for **stand-alone electrical permits** (these are the fees for electrical permits that are not paid for in the building permit application). 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.

- This appendix does not include the Underground Branch Circuit Inspection Fee for the installation of electrical conduit in a trench between the house and the garage/backyard housing/garage pad.

Appendix E: Example Rezoning Application

From (AG) base FAR of 0

To (RM) @ 4.0 ha, (CG) @ 3.0 ha, and (MU) 5.0 FAR @ 4,500 m²

Description (Category) (Zone) (site area (ha) or Buildable Area (m ²) as appropriate)	(A) Base Fee	(B) Area (ha or m ²)	(C) Area Rate (per ha or m ²)	(D) Area Rate Fee (B x C)	(E) Sub total (A + D)
Medium Scale Residential Category (RM) @ 4.0 ha	N/A	4.00 ha	\$245.00 / ha	\$980.00	\$980.00
Large Scale Commercial/Mixed Use (CG) @ 3.0 ha	N/A	3.00 ha	\$680.00 / ha	\$2,040.00	\$2,040.00
MU - FAR Modifier, 5.0 FAR @ 4,500 m ² Site	\$4,880.00	22500 m ² (Additional FAR x Site Area)	\$0.32 / m ²	\$7,200.00	\$12,080.00
			Total Rezoning Fees		\$15,100.00

Appendix F: Safety Codes Council Levy

The Safety Codes Council is an independent, regulatory body that provides safety codes oversight and inspection services.

Safety Codes Council Levy *

2014 to 2023

Category	Fee
Building, Electrical, Gas & Plumbing	Safety Codes Council levy applies to the total permit fee at 4%, minimum of \$4.50 to a maximum of \$560.
* Alberta Safety Codes Authority Council Fee Schedule.	
- For information about the Safety Codes Council, visit the Alberta Safety Codes Council.	