

TOWN OF NIAGARA-ON-THE-LAKE: BUILDING PERMIT FEES				
FEE DESCRIPTION	Fee Basis	2026 Fees for Full Cost Recovery	Current Fees (2025)	Proposed 2026 Fees
GENERAL				
CALCULATION OF PERMIT FEES FOR CONSTRUCTION				
Permit fees shall be calculated based on the formula given below, unless otherwise specified in this schedule				
Permit fee = SI x A Where: SI = Service Index for Classification of the work proposed; and A = Floor area in square fee (sq.ft) of work involved				
MINIMUM PERMIT FEE				
Notwithstanding the fees indicated below, a minimum fee of shall be charged for all work, unless otherwise noted	Minimum Fee	\$230	\$150	\$230
NEW CONSTRUCTION/ADDITIONS				
GROUP A - ASSEMBLE OCCUPANCIES				
Examples: School, church, restaurant, daycare, hall, recreation facility, other	per sq.ft.	\$3.02	\$1.97	\$3.02
Shell only	per sq.ft.	\$2.38	New	\$2.38
GROUP B - INSTITUTIONAL OCCUPANCIES				
Examples: Hospital, retention facility, nursing home, other	per sq.ft.	\$3.31	\$2.16	\$3.31
GROUP C - RESIDENTIAL OCCUPANCIES				
- Single, Semi, Duplex Dwelling	per sq.ft.	\$2.16	\$1.41	\$2.16
- Multiple Unit Dwellings (apartments, townhouses, etc.)	per sq.ft.	\$2.16	\$1.41	\$2.16
- Hotel/Motel	per sq.ft.	\$2.16	\$1.41	\$2.16
- Other residential	per sq.ft.	\$2.16	\$1.41	\$2.16
GROUP D - BUSINESS AND PERSONAL SERVICES				
Examples: Office, Bank, other	per sq.ft.	\$2.82	\$1.84	\$2.82
Shell only	per sq.ft.	\$2.22	\$1.45	\$2.22
GROUP E - MERCANTILE OCCUPANCIES				
Examples: Store, plaza/mall, retail shop, other	per sq.ft.	\$2.82	\$1.84	\$2.82
Shell only	per sq.ft.	\$2.22	\$1.45	\$2.22

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GROUP F - INDUSTRIAL OCCUPANCIES				
Examples: Industrial mall/plaza, garage, plant, factory, warehouse, other	per sq.ft.	\$1.42	\$0.93	\$1.42
Shell only	per sq.ft.	\$1.12	\$0.73	\$1.12
SPECIAL CLASSES OCCUPANCIES				
- Farm Building	per sq.ft.	\$0.44	\$0.29	\$0.44
- Greenhouses	per sq.ft.	\$0.26	\$0.17	\$0.26
- Trailer	Flat Fee	\$229.65	\$150.00	\$230
- Tent/temporary fabric structure	Flat Fee	\$387.34	\$334.00	\$387
- Residential: Garage/carport/ accessory building	per sq.ft.	\$0.61	\$0.40	\$0.61
- Residential: Uncovered deck less than 300 sq.ft.	Flat Fee	\$229.65	\$150.00	\$230
- Residential: Uncovered deck greater than 300 sq.ft.	Flat Fee	\$263.33	\$172.00	\$263
- Residential: Covered deck/porch	per sq.ft.	\$0.61	\$0.40	\$0.61
- Residential: Sunroom/solarium addition	per sq.ft.	\$1.42	\$0.93	\$1.42
ALTERATIONS AND REPAIRS				
Group A & B Occupancies	per sq.ft.	\$1.03	\$0.67	\$1.03
Group C, D & E	per sq.ft.	\$0.90	\$0.59	\$0.90
Group F	per sq.ft.	\$0.60	\$0.39	\$0.60
Foundation	per sq.ft.	\$0.60	\$0.39	\$0.60
Finished basement (residential)	per sq.ft.	\$0.60	\$0.39	\$0.60
Secondary dwelling unit	per sq.ft.	\$0.90	New	\$0.90
Roof structure	per sq.ft.	\$0.26	\$0.17	\$0.26
Woodstove/fireplace/chimney	Flat Fee	\$230	\$150.00	\$230
Kitchen Hood Exhaust and Suppression System	Flat Fee	\$402.65	\$263.00	\$403

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Fire Alarm, sprinkler, standpipe upgrades/installations	Flat Fee	\$367.50	New	\$368
Other minor alterations - no plans	Flat Fee	\$230	\$150	\$230
HVAC	Flat Fee	\$230.00	New	\$230
Electromagnetic Locks	Flat Fee	\$230	New	\$230
PARTIAL PERMITS / STAGED CONSTRUCTION				
Percentage of total fee for application occupancy:				
- Foundation (complete to grade including underground services)	Minimum Fee plus %	min fee +20%	min. fee plus 15%	min fee +20%
- Building Shell	Minimum Fee plus %	min fee +30%	min. fee plus 75%	min fee +30%
- Building Completion	Minimum Fee plus %	min fee +50%	New	min fee +50%
DESIGNATED STRUCTURES				
Communication Tower (not including accessory building)	Flat Fee	\$442	\$289	\$442
Retaining Wall/Pedestrian Bridge	Fee per linear foot	\$5.31	\$3.47	\$5.31
Solar Collectors	Flat Fee	\$230	New	\$230
Signs - not structurally supported by building	Flat Fee	\$442	New	\$442
Other Designated Structures	Flat Fee	\$442	\$289	\$442
PLUMBING ONLY				
Residential Services				
- Building sanitary, storm or water services(individually or in combination)	Flat Fee	\$230	\$150	\$230
- Interior alterations with or without additional fixtures	Min.Fee plus charge per unit	\$230 plus \$14.01/ fixture	\$150 plus \$9.16/ fixture	\$230 plus \$14.01/ fixture
Other Occupancies:				
- Fixture, appliance, catch basin, interceptor, sewage ejector, roof drain, other	Min.Fee plus charge per unit	\$230 plus \$17.68 each	\$150 plus 11.55 each	\$230 plus \$17.68 each
- Buried Piping (including storm, sanitary & water services)	Min.Fee or charge per linear foot	\$230 or \$1.42 per ft	\$150 or \$0.93 per ft	\$230 or \$0.93 per ft

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DEMOLITION				
All buildings up to 3,000 sq. ft. (gross)	Flat Fee	\$230	\$150	\$230
Demolitions greater than 3000 sq. ft. (gross)	per sq.ft.	\$0.11	\$0.07	\$0.11
MOVE				
Move (not including building)	Flat Fee	\$230	\$150	\$230
POOLS				
Public Pool	Flat Fee	\$965	\$630	\$965
Private pool	Flat Fee	\$309	\$202	\$309
WIND TURBINES				
Pole Type - less than 3KW	Flat Fee	\$230	\$150	\$230
Pole Type - greater than 3KW	Flat Fee	\$442	\$289	\$442
Roof mounted	Flat Fee	\$643	\$420	\$643
CHANGE OF USE				
Permit for changing the use of a building or part thereof (additional fees apply where construction is proposed)	Flat Fee	\$230	\$133	\$230
CONVERT A CONDITIONAL PERMIT				
Convert a conditional permit to a regular permit	Flat Fee	\$406	\$265	\$406
TRANSFER OF PERMIT				
Transfer of permit	Flat Fee	\$230	30%	\$230
DEFERRAL OF REVOCATION OF PERMIT				
Deferral of revocation of a permit	Flat Fee	\$406	\$265	\$406
PERMIT FEES ESTABLISHED BY VALUE				
Permit fee based on value of construction	% of Construction Value	2%	New	2%

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OTHER CHARGES / FEES				
Building Permit Status/Clearance	Flat Fee	\$61.24	\$40.00	\$61
Additional Inspection Request (not identified in regulation)	Flat Fee	\$191.38	\$125.00	\$191
AGCO Agency Letter - Building sign off	Hourly Rate	\$135	New	\$135
Demolition and Construction Agreement	Flat Fee	\$612.40	New	\$612
Lot Grading Reviews (for proposed planning applications i.e consents)	Flat Fee	\$230	New	\$230
Lot Grading and Damage Deposit (new dwelling unit)	Flat Fee	\$4,593.00	\$3,000.00	\$4,500
Damage Deposit	Flat Fee	\$2,296.50	\$1,500.00	\$2,250
Information requests	Base Fee plus Hourly Rate	\$45 plus \$25 per 1/2 Hour	New	\$45 plus \$25 per 1/2 Hour
COMMENCEMENT OF WORK - NO PERMIT				
Where construction has commenced prior to the issuance of the required permit for any of the Classes the applicable fee shall be doubled. Construction is considered to be the placing of concrete or any plumbing or drain work.	2 x Applicable Fee	2 x Applicable Fee	2 x Applicable Fee	2 x Applicable Fee
RE-INSPECTION FEE				
Re - inspection fee due to improper work, not ready or similar	Flat Fee	\$145	\$95	\$145
CONDITIONAL PERMIT FEE				
CONDITIONAL PERMIT FEE	Flat Fee	\$612	\$400	\$612
Amendment to Conditional Permit Agreement - Extension	Flat Fee	\$230	New	\$230
LIMITING DISTANCE AGREEMENT				
Limiting distance agreement	Flat Fee	\$612	\$400	\$612

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ALTERNATIVE SOLUTION				
All Buildings/systems under Part 9 of the OBC (minimum 5 hours)	Base Charge plus Hourly Rate above 5 Hours	\$675 plus \$135/hour above 5 Hours	New	\$675 plus \$135/hour above 5 Hours
All other Buildings/systems (minimum 10 hours)	Base Charge plus Hourly Rate above 10 Hours	\$1350 plus \$135/hour above 10 Hours	New	\$1350 plus \$135/hour above 10 Hours
Deposit for 3rd Party Consultant review (if required). Final fee will be actual review cost less the deposit	Deposit	\$4,000	\$2,500	\$4,000
AFTER HOURS SERVICE (in addition to permit fee)				
Single Family Dwelling (New, Additions, Renovations)	Flat Fee	\$690	New	\$690
All other projects except minor projects (noted below)	Flat Fee	\$1,035	New	\$1,035
Minor Projects (where minimum building permit fee applies)	Flat Fee	\$345	New	\$345

NOTES:

1. Permit fees are related to \$/square foot, \$/linear foot or flat fee as shown.
2. Square foot refers to the gross area of all floors above grade as measured to the exterior of the building/structure.
3. Where there is no floor or exterior walls for the project, the area is considered to be the greatest horizontal area of the structure.
4. There are no deductions from gross floor area for openings such as stairs, ramps, shafts, etc.
5. Unfinished basements, crawl spaces, attached residential garages up to a double garage are not used in fee calculations of new dwellings units or additions greater than 1000 square feet.
6. Major Occupancy shall be based on the Ontario Building Code.
7. If the work cannot be described otherwise, the permit application fee shall be assessed on a contraction value as indicated on item 15 of the Schedule
8. Where a permit has been issued and the permit holder requests changes or revisions to the drawings an additional shall be levied at **\$135 per hour** rounded to the nearest one-half hours and the Chief Building Official may require a fee deposit prior to commencing review of the proposed revisions.
9. Lot Grading, Damage and Road Cleaning Deposit (new dwelling unit) is refundable when the construction is complete and the file can be closed including the final grading being confirmed by an Ontario Land Surveyor or Professional Engineer. For construction of townhouses or similar drawings that consist of more than two residential units, the deposits shall be calculated on a per unit basis.
10. Damage and Road Cleaning Deposit is refundable when;on is complete and the file can be closed.