

Town of Cochrane – Safety Codes Department

Residential Fee Schedule

All permit fees are subject to a Safety Codes Council fee of 4%, a minimum charge of \$4.50 or maximum charge of \$560

Service Description	Budget 2026	
Building Permit Fees - Most fees are based on a price per square feet or a minimum charge		
Minimum charge (built on site or moved)	\$	90.00
Accessory buildings, interior renovations, basement developments, decks, etc. (price per sq ft)	\$	0.25
Demolition (price per sq ft)	\$	0.10
Temporary Tent or Air Structure	\$	90.00
Multiple Temporary Tents or Air Structures	\$	200.00
Retaining Wall	\$	100.00
Hydronic Heating	\$	150.00
Accessory Suite (price per sq ft)	\$	0.50
 <u>Single Family Dwellings (New Build)</u>		
Main Floor (price per sq ft)	\$	0.76
Additional Floors (price per sq ft)	\$	0.58
Attached Garage (price per sq ft)	\$	0.40
Show Home Permit	\$	250.00
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Electrical Permit Fees		
Additions, renovations, basement developments and detached garages	\$	90.00
Solar	\$	130.00
EV (Electric Vehicle)	\$	100.00
Secondary Suite	\$	100.00
 <u>Single Family Dwellings (New Builds)</u>		
Maximum of 1500 sq ft	\$	200.00
1501 - 2500 sq ft	\$	210.00
2501 - 3500 sq ft	\$	225.00
Greater than 3500 sq ft	\$	230.00
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Gas Permit Fees		
Minimum Charge	\$	90.00
Garage Heater	\$	90.00
Gas Fireplaces and Log Lighters	\$	90.00
Barbecue Outlet	\$	90.00
Appliance Replacement	\$	90.00
 <u>Single Family Dwellings (New Builds)</u>		
Maximum of 1500 sq ft	\$	140.00
1501 - 2500 sq ft	\$	160.00
2501 - 3500 sq ft	\$	175.00
Greater than 3500 sq ft	\$	190.00
 <u>Propane and small installations</u>		
Temporary Propane / Natural Gas Heating (including tank set)	\$	90.00
Temporary Heat Permit (multiple heaters or tank sets valid for one year)	\$	250.00

Gas / Propane Cylinder Centers	\$	110.00
<u>Replacement of Heating Appliances (based on BTU input)</u>		
0-200,000	\$	100.00
200,001-500,000	\$	120.00
500,001-1,000,000	\$	150.00
1,000,001-2,000,000	\$	200.00
2,000,001-4,000,000	\$	270.00
Greater than 4,000,001	\$	320.00

Plumbing Permit Fees

Minimum Charge	\$	90.00
Basement Development, Residential Additions and Renovations	\$	90.00
Private Sewage	\$	250.00
Secondary Suite	\$	100.00

Single Family Dwellings (New Builds)

Maximum of 1500 sq ft	\$	220.00
1501 - 2500 sq ft	\$	235.00
2501 - 3500 sq ft	\$	250.00
Greater than 3500 sq ft	\$	275.00

Miscellaneous Permit Fees (Applies to All Permits)

Permit Extension	25% of the original permit fee OR a minimum of \$90 (whichever is greater)	
Transfer of Ownership / Permit (per permit)	\$	150.00
Out of Scope Inspection (by request)	\$	150.00
Variance Request	\$	500.00
Out of Hours Inspection Minimum (Per hour)	\$	250.00
Investigation Permit (IP) / Non-Compliance	\$	150.00
Additional Plan Reviews or Plan Changes	\$	150.00
Administration Fees (per hour) - Minimum one hour request	\$	100.00

Penalty Fees / Non-Compliances (Applies to All Permits)

Missing Safety Measures at Construction or Demolition Site

First Offence in the calendar year	\$	500.00
Second Offence in the calendar year	\$	1,500.00
Third Offence in the calendar year	\$	2,500.00

Falsifying Information on Permit Applications, Document Plans, or Verification of Compliance	\$	1,600.00
Construction Commenced without a Permit	\$500 plus double original permit fees	

Re-Inspection Fee

First Offence per permit	\$	250.00
Second Offence per permit	\$	300.00
Third Offence per permit	\$	600.00
Failure to file a Verification of Compliance within required time frame	\$	250.00

Missing Required Inspections (per inspection per calendar year)

First Offence per inspection in the calendar year	\$	250.00
Second Offence per inspection in the calendar year	\$	500.00

Additional Offences per inspection in the calendars year	\$	1,000.00
<u>Occupancy prior to Permit Service Report Issuance</u>		
First Offence per calendar year	\$	2,000.00
Second Offence per calendar year	\$	3,500.00
Additional Offences per calendar year	\$	5,000.00

Permit Fee Refunds (Only Applies to Active Permits)

Request for refund shall be submitted in writing

Permit Fees of \$90 or more	50% refund
Fees for water meters	100% refund
Safety Codes Council fees	No refund
GST charges	No refund