



City of Niagara Falls
Building Services Division
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Building Services Permit Fees

Effective January 1, 2017
 Updated January 1, 2023

New Construction and Additions	
Group A – Assembly Occupancies	Permit Fee per m²
School, Church, Restaurant over 30 seats, Library, Theatre, Educational or Recreational Facility and occupancies of a similar nature	\$18.59
Casino	\$30.15
Group B – Institutional Occupancies	Permit Fee per m²
Hospital, Nursing Home, Reformatory, Prison, and occupancies of a similar nature	\$18.59
Group C – Residential Occupancies	Permit Fee per m²
Single Detached, Semi-Detached, Duplex Dwellings	\$12.09
Triplex, Fourplex, Townhouse Dwellings	\$11.48
Additional Fee for Finishing Basement	\$3.53
Apartment Building	\$11.25
Hotel, Motel, Bed & Breakfast	\$18.59
Private Outdoor Swimming Pool (Regulated by Swimming Pool By-law 2014-58):	
Seasonal Pool	\$75.00 Flat Fee
Above Ground Pool	\$150.00 Flat Fee
In Ground Pool	\$200.00 Flat Fee
Group D – Business and Personal Service Occupancies	Permit Fee per m²
Office or Medical Building, Financial Institution, and occupancies of a similar nature:	
Finished	\$18.59
Architectural Shell	\$14.87
Group E – Mercantile Occupancies	Permit Fee per m²
Low Rise Retail Store, Strip Plaza, Small Restaurant of 30 seats or less, and occupancies of a similar nature	
Finished	\$15.13
Architectural Shell	\$12.11
Group F – Industrial Occupancies	Permit Fee per m²
Factory, Plant, Warehouse, Industrial Building, Licenced Marijuana Grow Operations, and occupancies of a similar nature	\$7.36
Offices in Industrial Building	\$13.85
Parking Garage	\$5.29
Service Station, Car Wash	\$12.62
Accessory Structures to Group C – Residential Occupancies	Permit Fee per m²
Attached Garage / Carport	\$9.45
Other Accessory Buildings (detached garage/carport, shed)	\$3.89
Covered Deck / Porch	\$3.44
Uncovered Deck / Porch	\$150 Flat Fee
Sunroom / Solarium	\$9.45
Special Categories / Designated Structures	Permit Fee per m²
Agricultural Building (barn, greenhouse)	\$3.72
Air Supported Structure, Tent, Temporary Fabric Structure (use aggregate area for multiple tents):	
Under 250m ²	\$150 Flat Fee
250m ² or more	\$1.39
Conversion of interior of existing building to Casino	\$14.31
Signs Under 10m ²	\$150 Flat Fee
Signs 10m ² or more	\$300 Flat Fee
Trailer (Construction Trailer, Sea Container)	\$200 Flat Fee
Relocatable Building / Portable (support structure included)	\$475 Flat Fee
Unenclosed Public Swimming Pool / Spa (pool or spa only)	\$475 Flat Fee
Wind Turbine Structure / On Ground Solar Collector	\$350 Flat Fee
Roof Mounted Solar Panels	\$250 Flat Fee
Other Designated structure as listed in Division A 1.3.1.1 of the Building Code	\$250 Flat Fee

Mobile Homes	Permit Fee per m²
CSA Certified Mobile Home (foundation not included)	\$250 Flat Fee
Uncertified Mobile Home (foundation included)	\$6.43
Mobile Home Foundation	\$1.84

Alterations and Repairs	Permit Fee per m²					
Class of Permit	Group A	Group B	Group C	Group D	Group E	Group F
Including plumbing AND mechanical	\$11.15	\$11.15	\$7.25	\$11.15	\$9.07	\$4.42
Including plumbing OR mechanical	\$10.23	\$10.23	\$6.65	\$10.23	\$8.32	\$4.05
Excluding plumbing AND mechanical	\$9.30	\$9.30	\$6.05	\$9.30	\$7.57	\$3.69
Foundation ONLY			\$3.03			

General Alterations – All Classifications	Permit Fee
Roof Structure (replace, modify, or alter structure)	\$375 Flat Fee
Installation of drainage layer and weeping tile system	\$200 Flat Fee
Minor Alteration (not requiring plans)	\$150 Flat Fee

Demolition	Permit Fee per m²
Buildings less than 275m ² in gross floor area	\$150 Flat Fee
All other demolitions	\$0.30

Miscellaneous Works	As Noted
Underpinning (per linear metre)	\$29.00
Stages (temporary)	\$275 Flat Fee
Demising Wall / Party Wall Installation	\$150 Flat Fee
Fireplace / Woodstove	\$150 Flat Fee
Commercial Kitchen Hood & Fire Suppression System	\$275 Flat Fee
Fire Alarm System Upgrades / Installations	\$275 Flat Fee
Sprinkler and/or Standpipe System Upgrades / Installations	\$275 Flat Fee

Conditional / Partial Permits				
Completed Stage	Building Foundation	Structural Shell	Architectural Shell	Building
% of Complete Building Permit Fee	15%	55%	80%	100%

Related Administration Fees	Permit Fee
Conditional Permit Agreement (above and beyond permit fee)	\$500
Conditional Permit Deposit (refundable upon issuance of full permit)	10% of construction value (minimum \$5,000)

Other Fees	
Administration / Permits	Fee
Transfer of Permit	\$150
Moving a Building	\$100
Deferral of Permit Revocation	\$100
Building/Property/Zoning Report	\$100
Compliance Letter	\$215
Liquor Licence Approval Request (collect \$160 for the NFFD in addition to the \$150 building fee = \$310 + \$40.30 hst = \$350.30)	\$150 + hst
Limiting Distance Agreement (registered on title)	\$1,000
Change of Use Permit:	
Under 400m ²	\$150 Flat Fee
400m ² or more	\$0.78 per m ²
No Construction Required	\$75 Flat Fee
Partial Occupancy Permit of an Unfinished Building	\$150 Flat Fee
N.S.F. Cheque Service Charge – per property	\$35
Administration Fee for unpaid Building Permit fees transferred to property taxes	\$25

Inspection / Plans Examination	Fee
Non-Routine Inspection	\$75/hour
Unprepared for Inspection	\$75
Off Hours Inspection	\$150/hour
Stock Plans Review (model plans reviewed without building permit application)	\$350
Off Hours Plans Examination / Review of Alternative Solution Submission (minimum 4 hours)	\$125/hour
Secondary Plan Review	\$75/hour
Review of Revisions / Amendments to Permits	\$100/hour

Plumbing and Sewer (Exclusive of other construction)	
Single, Semi-Detached, Duplex, Triplex, Fourplex, Row House	Permit Fee
All plumbing contained inside of a building:	
First seven (7) fixtures	\$100 Flat Fee
Per additional fixture	\$8/fixture
All Other Buildings	
All plumbing contained inside of a building:	
First five (5) fixtures	\$200 Flat Fee
Per additional fixture	\$8/fixture
Sewer and Water Main Installation	
All buried piping on private property outside of building:	
First 15m	\$100 Flat Fee
Per additional 15m	\$35
Backflow Preventer Installation	\$150 Flat Fee
Backwater Valve Installation	\$150 Flat Fee
Sump Pit Installation (weeping tile installation included)	\$200 Flat Fee
Grease / Oil Interceptor Installation	\$200 Flat Fee

NOTE: Plumbing and Sewer permits are only required for plumbing works done exclusive of any other permit work. Where work is done in relation to works permitted under a Building Permit, a separate Plumbing and Sewer Permit is NOT required.

Security Performance Deposits	
Single Permit Deposit	Deposit Value
Detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, townhouse (per dwelling)	\$1,000
Multiple Permit Deposit	Deposit Value
Detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, townhouse	\$10,000

Other Permit Deposit		Deposit Value
Addition(s) to buildings described above where excavation is required		\$750
Miscellaneous construction accessory to the buildings described above with a construction value greater than \$3,500		\$500
Construction projects other than those described above including buildings or additions where a Site Plan Agreement IS required		\$1,250
Construction projects other than those described above including buildings or additions where a Site Plan Agreement IS NOT required		\$2,500
Conditional Building Permit Deposit (minimum \$5,000)		10% of construction value

Lot Grading		Deposit Value
Any type of dwelling in a plan of subdivision that has NOT already been assumed by the City (per dwelling)		\$1,000
Any type of dwelling proposed to be placed on an infill lot (per dwelling)		\$1,500
Moving a Building		\$1,000

Refunds		% Of Fees Paid
Stage of Permit		
Where only administrative functions have been completed (application received, cost analysis complete and application is entered into Building Services database)		90%
Where only administrative and zoning functions have been completed		80%
Where administrative, zoning and plans examination functions have been completed		60%
Where the permit has been issued and field inspections have yet to be performed, subsequent to permit issuance		50%
Where the calculated refund is less than the minimum permit fee applicable to the work, no refund shall be made of the fees paid.		
Where a request for refund is made twelve (12) months or more after the issuance of the permit, there shall be no fees refunded.		

Other Applicable Fees			
Item	Subtotal	HST	Total Fee
Water Meter 5/8" Positive Displacement Complete	\$568.47	\$73.90	\$642.37
Water Meter 5/8" x 3/4" Positive Displacement Complete	\$568.47	\$73.90	\$642.37
Water Meter 3/4" Positive Displacement Complete	\$626.25	\$81.41	\$707.66
Water Meter 1" Positive Displacement Complete	\$725.15	\$94.27	\$819.42
Water Meter 1.5" Positive Displacement Complete	\$1,307.63	\$169.99	\$1,477.62
911 Rural Address Sign (New Construction Only)			\$203.00
Building File Search (per hour/per property)	\$35.00	N/A	\$35.00
<i>*Subject to Freedom of Information and Protection of Privacy</i>			