

**TOWN POLICY NUMBER: 001/2012**

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**REFERENCE:**

**ADOPTED BY:**

**SUPERSEDES:**

Town Council

Policy 004/ 2001

**PREPARED BY:**

**EFFECTIVE DATE:**

Planning & Community Development

January 10, 2012

**TITLE: Building Permit Fees**

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**POLICY STATEMENT**

To establish a written policy, as approved by Council, to outline the procedure for building permit fees for the Town of Rocky Mountain House.

**ADMINISTRATION PROCEDURE**

The fee for new building permits will be based on the estimated construction values of the project. For all building permits in the Town of Rocky Mountain House, a \$4 charge per \$1000 of construction value will be utilized. The minimum construction value factors for various types of construction types are provided in Schedule A. For construction values over \$1,000,000 the building permit fee charge will be decreased to \$3.2 per \$1000 of construction value. The minimum fee for a building permit will be \$60.00. All fees shall be paid at the time of issuance of a building permit.

In any case where there is discrepancy between an applicant's proposed construction value, and the minimum amounts determined from Schedule A, the Building Inspector or Director, Planning and Community Development will have final decision to determine fair construction value.

If construction is commenced prior to the issuance of the building permit, then all pertinent fees shall be **doubled**, and will not preclude the possible issuance of a stop order.

If the project is not constructed, the permit fees will be refunded **minus** the plan check cost, and the Safety Code fee.

## **SCHEDULE "A"**

### **Schedule A – Minimum Construction Value Factors**

RESIDENTIAL	COST per m <sup>2</sup>	COST per ft <sup>2</sup>
Single Family Dwelling		
Main Floor	\$1,291.00	\$120.00
Second Floors	\$915.00	\$85.00
Attached/ Detached Garages, Carports	\$377.00	\$35.00
Basement Construction	\$538.00	\$50.00
Crawl Space – Foundation	\$377.00	\$35.00
Duplex / Mulit-Family / Rowhouse	\$1,291.00	\$120.00
Multi-Family (> 3 storeys)	\$1,183.00	\$110.00
Multi-Family Parkades	\$538.00	\$50.00
Renovations	\$538.00	\$50.00
Additions	\$915.00	\$85.00
Decks = \$75.00		
Manufactured Homes:		
With attached garage = \$150.00 building permit fee.		
Without attached garage = \$80.00 building permit fee.		

#### COMMERCIAL

Concrete Construction	\$1,291.00	\$120.00
Masonry Construction	\$1,291.00	\$120.00
Masonry and Wood or Steel Construction	\$1,291.00	\$120.00
Steel Construction	\$1,291.00	\$120.00
Wood Construction	\$1,183.00	\$110.00
Renovations	\$861.14	\$80.00

#### INDUSTRIAL / INSTITUTIONAL

All minimum construction values for Industrial/ Institutional uses will be determined by Planning staff and/or the Building Inspector on a permit-to-permit basis.