



Township of
Leeds and the
Thousand Islands

Building Permit Costs By-Law 2026-006

Building Permit Cost

An administration fee is required when your application is submitted. On projects valued at up to \$30,000 an administration fee of \$155 is required. For projects valued at \$30,000 and over, an administration fee of \$510 is required.

Building permit fees are based on the value of your construction project and/or the square footage of the project. Projects valued at \$50,000 and up require a refundable deposit of \$600 to be paid at the time of issuance of the building permit.

All building permit fees are due when you pick up your permit. Other fees may apply based on the scope of the project. Fees are outlined in Schedule C of **By-Law 2026-005 General Rates and Fees Schedule**.

Building Permits - Schedule "C" Fee Description

Twp. of Leeds and the Thousand Islands General Rates and Fees By-law 23-002 Schedule "C", as amended by By-law 2026-005		2025	2026
Type of Construction	Value		
Deposits			
Non-Refundable Administration fee to file a building permit application (to be applied to permit fee if building permit is issued)	Less than \$30,000	\$ 150.00	\$ 155.00
	Greater than \$30,000	\$ 500.00	\$ 510.00
Annual Permit Renewal (including Septic)		\$ 150.00	\$ 155.00
Change of Use Permit	Flat Fee	\$ 215.00	\$ 220.00
Transfer Permit (no change in original plans)		\$ 150.00	\$ 155.00
Demolition Permit		\$ 150.00	\$ 155.00
Temporary Tents	Flat Fee	\$ 150.00	\$ 155.00
Conditional Building Permits			
Administration Fee: To cover legal fees for agreement	10% of the required permit fee in addition to regular permit fee for construction, plus registration costs for agreement where required		
Securities for Conditional Building Permits			
Residential	5% of estimated cost of Construction, \$15,000 max		
Commercial	10% of estimated cost of Construction		
Commercial, Industrial, Institutional	Per \$1,000 of value, minimum \$150	\$ 18.80	\$ 19.27
Agricultural Building	Per \$1,000 of value, minimum \$150	\$ 12.40	\$ 12.71
Residential (including renovations, building additions and decks)	Per \$1,000 of value, minimum \$150	\$ 17.55	\$ 17.99
Accessory residential buildings/structures	Per \$1,000 of value, minimum \$150	\$ 15.50	\$ 15.89
Swimming pools above ground/in-ground	Flat fee plus deck	\$ 150.00	\$ 155.00
Heating/Ventilation/Air Conditioning System (HVAC)	Per \$1,000 of value, minimum \$150	\$ 11.00	\$ 11.28
Heat Pump	Per \$1,000 of value, minimum \$150	\$ 150.00	\$ 153.75
Solar Panels	Per \$1,000 of value, minimum \$150	\$ 11.00	\$ 11.28
Solid Fuel Appliances (wood stove, chimney, outdoor furnance)		\$ 150.00	\$ 153.75
Plumbing Permit	Per \$1,000 of value, minimum \$150	\$ 150.00	\$ 153.75
Occupancy/Final Permit	Flat Fee if required for property sale	\$ 150.00	\$ 155.00
File Searches	Per Hour	\$ 60.00	\$ 60.00
Limiting Distance Agreement	Plus cost of legal review and registration	\$ 500.00	\$ 510.00

Building Permits - Schedule "C" Fee Description

Building Permit Deposits	In addition to the permit fees, deposits shall be required in the following amount:	
	2025	2026
Projects less than \$50,000	Deposits will be returned when final inspection is passed. Building Permit renewal fees may be deducted from deposit if final inspection is not completed in 4 years.	
	\$ 600.00	\$ 600.00
*If the deposit is reduced to \$0.00, a new deposit in the full amount is required to be provided prior to further inspections being booked.		

Infractions	If necessary, deductions shall be subtracted from required deposit fee as outlined below.	
	2025	2026
Inspection Requested - not ready	Per Occurrence	
	\$ 150.00	\$ 155.00
Inspection - Not called for	Per Occurrence	
	\$ 150.00	\$ 155.00
Inspection - Extra required	Per Occurrence	
	\$ 150.00	\$ 155.00
Other	Per Hour	
	\$ 60.00	\$ 60.00
Alternative Solutions:	Where a solution is required outside of the scope of the Building Code (plus third-party costs)	
	\$ 1,000.00	\$ 1,000.00
Withdrawn Permit: The fees that may be refunded if a permit application is withdrawn	No refund shall be made for amount less than the administration fee as included in this schedule and the administration fee is forfeited if the permit is cancelled or withdrawn.	

For Any Construction Started Prior to Obtaining a Building Permit	2025	2026
The Building Permit Fee shall be double the normal fee	Minimum \$500.00	Minimum \$500.00

Building Permits - Schedule "C" Fee Description

Evaluation Amounts for Determining Value of Construction

Type of Construction		2025	2026
First floor	Contractors Price or per square foot amount	\$ 172.04	\$ 176.34
All other floors	Contractors Price or per square foot amount	\$ 137.63	\$ 141.07
3 season sunroom, enclosed porch or veranda	Contractors Price or per square foot amount	\$ 57.35	\$ 58.78
Covered deck	Contractors Price or per square foot amount	\$ 31.50	\$ 32.29
Uncovered deck	Contractors Price or per square foot amount	\$ 17.20	\$ 17.63
Garage, shed, accessory structure	Contractors Price or per square foot amount	\$ 34.41	\$ 35.27
Commercial, industrial, institutional	Contractors Price or per square foot amount	\$ 105.52	\$ 108.16
Farm building	Contractors Price or per square foot amount	\$ 34.41	\$ 35.27

**The greater value of the Contractors provided value in the permit application, or the values above will be applied to determine the permit cost where there is a discrepancy.

Septic Permit and Review Fees

	2025	2026
Sewage system permit	\$ 850.00	\$ 870.00
Tertiary sewage system permit	\$ 1,050.00	\$ 1,075.00
Permit renewal/revision with no inspection	\$ 150.00	\$ 155.00
Permit renewal/revision with site inspection	\$ 280.00	\$ 285.00
Permit revision/change of installer	\$ 75.00	\$ 75.00
Septic tank replacement, alterations to existing system	\$ 450.00	\$ 460.00
Maintenance/performance/site inspection	\$ 250.00	\$ 255.00
Review of planning application: Minor variances	\$ 215.00	\$ 220.00
Zoning Amendments		
Severance applications/lot	\$ 475.00	\$ 485.00
*Multiple severances (more than 1 application on same property if submitted at the same time)	\$ 200.00	\$ 205.00
Subdivision plan review (non communal system)	\$200/lot to max of \$5,000	\$200/lot to max of \$5,000
File search	\$ 110.00	\$ 115.00
Permit to decommission septic system	\$ 150.00	\$ 155.00
Review for pool instalation	\$ 150.00	\$ 155.00