



BUILDING PERMIT FEE SCHEDULE – 2017

Effective January 1, 2017

RESIDENTIAL GROUP 'C'		NON-RESIDENTIAL GROUP 'A' 'B' 'D' 'E' 'F'	
NEW CONSTRUCTION (<i>FINISHED AREA</i>)		NEW CONSTRUCTION (<i>FINISHED AREA</i>)	
< 1200 sq ft	> 1200 sq ft	< 1200 sq ft	> 1200 sq ft
\$1,925.00	\$1.60/sq ft	\$2025.00	\$1.69/sq ft
ADDITION (<i>FINISHED AREA</i>)		ADDITION (<i>FINISHED AREA</i>)	
< 400 sq ft	> 400 sq ft	< 750 sq ft	> 750 sq ft
\$660.00	\$1.60/sq ft	\$1,300.00	\$1.69/sq ft
NEW CONSTRUCTION/ADDITION (<i>UNFINISHED AREA</i>) *ACCESSORY STRUCTURE		NEW CONSTRUCTION/ADDITION (<i>UNFINISHED AREA</i>) *ACCESSORY STRUCTURE	
< 305 sq ft	> 300 sq ft	< 500 sq ft	> 500 sq ft
\$300.00	\$1.00/sq ft	\$510.00	\$0.95/sq ft
BASIC RENOVATION - ALL GROUPS (INTERIOR LAYOUT CHANGES ONLY)		COMPLEX RENOVATIONS - ALL GROUPS (LIFE SAFETY SYSTEMS/HVAC/FIRE SEPERATION)	
< 500 sq ft	> 500 sq ft	< 500 sq ft	> 500 sq ft
\$200.00	\$0.41 / sq ft	\$510.00	\$0.95 / sq ft
DECKS – ALL GROUPS <24" ABOVE GRADE		DECKS – ALL GROUPS > 24" Above Grade	
< 300 sq ft	> 300 sq ft	<300 sq ft	> 300 sq ft
\$150.00	\$1.00 / sq ft	\$255.00	\$1.00 / sq ft
DEMOLITION PART 9 (NO CONSTRUCTION)		DEMOLITION, PART 3 (NO CONSTRUCTION)	
< 500 sq ft	> 500 sq ft	< 750 sq ft	> 750 sq ft
\$200.00	\$0.45/sq ft	\$355.00	\$0.48/sq ft
CHANGE OF USE TO GROUP 'C' 'D' 'E' 'F'		CHANGE OF USE TO GROUP 'A' 'B'	
< 500 sq ft	> 500 sq ft	< 750 sq ft	> 750 sq ft
\$205.00	\$0.45/sq ft	\$355.00	\$0.48/sq ft
ALTERNATIVE SOLUTIONS (REVIEW SUBMISSIONS AS PER O.B.C 2.1.1.1. DIV. C. PART 2)		ADMINISTRATIVE FEE (IE: TRANSFER OF PERMIT, RE-INSPECTION AFTER HOURS)	
FLAT FEE \$500.00		FLAT FEE \$100.00	

Note: Construction without permit is subject to double the permit fee.

* The fee for roof mounted solar projects shall be calculated per panel in lieu of per sq ft.

Note: This information guide is for general reference purposes only. For accurate reference, the actual text of the Development Charges By-law No. 076-2011 and By-law to Establish Building Permit Fees, By-law No. 103-2015 should be consulted. Enquiries regarding applicable Development Charges payable and/or specific interpretations of any of the terms related to the By-law must be made in writing to the Manager of Finance of the Corporation of the Town of Cobourg. Where there is a conflict between the information contained within this guide and the By-laws mentioned above, the By-law shall take precedence. The above guide refers only to Development Charges - other municipal and/or agency fees and charges may also apply (see the Building & Planning Department for details).



TOWN OF COBOURG DEVELOPMENT CHARGES

Effective September 18, 2017

EXISTING URBAN SERVICE AREA

RESIDENTIAL

DESCRIPTION	TOWN	LUSI	TOTAL
Single-Detached & Semi-Detached Dwellings	\$16,454	\$640	\$17,094
Multiples & Apartments (2 Bedrooms +)	\$12,891	\$501	\$13,392
Multiples & Apartments (1 Bedroom & Bachelor)	\$7,321	\$285	\$7,606
Special Care	\$6,479	\$252	\$6,731

COMMERCIAL & INSTITUTIONAL

(per square foot of gross floor area)

TOWN	LUSI	TOTAL	Developments of equal to or less than 4,000 square feet of gross floor area are exempt.
\$6.50	\$0.46	\$6.96	

Note: Development charges shall not be imposed with respect to Industrial developments within the Existing Urban Service Area.

COBOURG EAST COMMUNITY SERVICE AREA (Area 'C')

RESIDENTIAL

DESCRIPTION	TOWN	LUSI	COUNTY	TOTAL
Single-Detached & Semi-Detached Dwellings	\$22,928	\$2,948	\$1,634	\$27,510
Multiples & Apartments (2 Bedrooms +)	\$17,964	\$2,309	\$1,022	\$21,295
Multiples & Apartments (1 Bedroom & Bachelor)	\$10,202	\$1,311	\$744	\$12,257
Special Care	\$9,028	\$1,160	\$604	\$10,792

COMMERCIAL & INSTITUTIONAL

(per square foot of gross floor area)

TOWN	LUSI	COUNTY	TOTAL	Developments of equal to or less than 4,000 square feet of gross floor area are exempt.
\$9.21	\$1.30	\$0.99	\$11.50	

INDUSTRIAL

(per square foot of gross floor area)

TOWN	LUSI	COUNTY	TOTAL	<ol style="list-style-type: none"> Enlargements of less than 50% of the gross floor area of an existing industrial building are exempt from payment of development charges. Enlargements of more than 50% of the gross floor area of an existing building must pay development charges on that portion of the enlargement that exceeds 50% of the gross floor area of the existing industrial building.
\$9.21	\$1.30	\$0.99	\$11.50	

PLUMBING PERMIT FEES

BASE FEE	ADDITIONAL PER FIXTURE	UNDERGROUND SERVICES (/m)
**\$100-\$200	**\$15.00	**\$1.00

**Plumbing permit fees are set by the County of Northumberland and subject to change without notice.
Refer to relevant County fee by-law for current plumbing fees.

***Septic permit fees are paid directly to the County of Northumberland based on the relevant fee schedule.