



City of Kingston

Building Services Fees Summary

(Refer to Rates and Fees By-law Schedule)

Effective May 21, 2025

Building Permit Fees

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Fees listed below are HST (Harmonized Sales Tax) exempt unless “plus HST” is indicated. Applicable taxes will be added at time of purchase.

The minimum fee for all permits is \$147.55 - HST exempt.

Rules for Determining Permit Fees:

- Gross floor area of the proposed work is to be measured to the outer face of exterior walls (excluding residential attached garages) and to the centre line of party walls, firewalls, or demising walls.
- In the case of interior finishes, alterations or renovations, area of proposed work is the actual space receiving the work, e.g. tenant suite.
- Mechanical penthouses and floors, mezzanines, lofts, habitable attics, and interior balconies are to be included in all floor area calculations.
- Except for interconnected floor spaces, no deductions are made for openings within the floor area (e.g. stairs, elevators, escalators, shafts, etc.).
- Unfinished basements for single detached dwellings, semi-detached dwellings and townhouses are not included in the floor area.
- Where there is no floor or walls, the gross floor area shall be the greatest horizontal area of the structure (birds eye view)
- Where Demolition of partitions or alterations to existing ceilings are part of an alteration or renovation Permit, no additional charge is applicable.
- Corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy for the floor area on which they are located.
- The occupancy categories in this Schedule correspond with the major occupancy classifications in the Ontario Building Code. For multiple occupancy floor areas, the Permit fees for each of the applicable occupancy categories may be used, except where an occupancy category is less than 10% of the floor area.



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Group A: Assembly Buildings

Fee Description	Unit	Fee
Shell Permit	Meter Square	\$25.25
New and Additions	Meter Square	\$32.30
Alterations and Renovations	Meter Square	\$7.10

Group B: Institutional Buildings

Fee Description	Unit	Fee
Shell Permit	Meter Square	\$25.55
New and Additions	Meter Square	\$32.55
Alterations and Renovations	Meter Square	\$7.10

Group C: Residential Buildings

Fee Description	Unit	Fee
New and additions – single detached, semi-detached and row house	Meter Square	\$14.50
New and additions – multi-unit buildings, motels, hotels	Meter Square	\$17.05
Alterations and renovations	Meter Square	\$4.65
Secondary Suites - single detached, semi-detached and row house	Meter Square	\$4.65
Swimming pool enclosure	Each	\$244.70
Accessory structure – garage, carport, shed	Each	\$244.70
Solar panel – any area	Each	\$329.65



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Group D: Business and Personal Services Buildings

Fee Description	Unit	Fee
Shell Permit	Meter Square	\$15.70
New and Additions	Meter Square	\$22.70
Alterations and Renovations	Meter Square	\$7.10

Group E: Mercantile Buildings

Fee Description	Unit	Fee
Shell Permit	Meter Square	\$12.25
New and Additions	Meter Square	\$19.30
Alterations and Renovations	Meter Square	\$7.10

Group F: Industrial and Agricultural Buildings

Fee Description	Unit	Fee
Shell Permit	Meter Square	\$8.00
New and Additions	Meter Square	\$15.10
Alterations and Renovations	Meter Square	\$7.10

Other Permit Classes

Fee Description	Unit	Fee
Decks/Patios	Each	\$244.70
Solar Panels – Non-residential	Application	\$659.10
Temporary structures	Application	\$244.70
Demolitions	Meter Square	\$1.15
Wood burning appliances	Each	\$244.70
Designated Structures	Each	\$467.35
Signs	Application	\$244.70



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Mechanical and Fire Protection Systems - Independent of Building Permit

Fee Description	Unit	Fee
HVAC Permit – residential and non-residential	Suite	\$244.70
New and Alterations to sprinkler system, standpipe system, or fire suppression system	Each	\$623.50
Commercial kitchen exhaust systems, spray booths, dust collectors	Each	\$442.70
New and alterations to fire alarm system	System	\$244.70
Electromagnetic locks, hold open devices, emergency lighting	Application	\$244.70

Plumbing Permits – Independent of Building Permit

Fee Description	Unit	Fee
New and alterations - residential	Fixture	\$12.30
New and alterations – non-residential	Fixture	\$14.75
Backflow prevention devices	Application	\$147.55
Sewer lateral	Each	\$244.70
Back water valve	Each	\$147.55



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Sewage System Permits

Fee Description	Unit	Fee
Class 2 (greywater pit) sewage systems and class 3 (cesspool) sewage systems	System	\$950.00
Class 4 (leaching bed) sewage systems (4500 litres per day or less)	System	\$950.00
Class 4 A (leaching bed) sewage system (greater than 4500 litres per day)	System	\$1,050.00
Class 5 (holding tank) sewage systems (4500 litres per day or less)	System	\$950.00
Class 5 A (holding tank) sewage system (greater than 4500 litres per day)	System	\$1,050.00
Additional inspections and changes of installers	System	\$250.00
Septic tank installation only	System	\$750.00
Performance review for renovations or building additions	System	\$500.00
Performance review for adding a pool shed or garage	System	\$250.00
Minor variances or zoning by-law amendments	System	\$450.00
Minor variance or zoning by-law amendments with a performance review	System	\$700.00
Subdivision or condominium applications (per lot)	System	\$500.00
Severance or lot addition applications (per lot)	System	\$500.00
Certificate of Approval renewals	System	\$150.00



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Administrative Fees

Fee Description	Unit	Fee
File Search	File	\$163.90
Conditional Permit – minimum fee \$300.00	Permit	10% of required permit fee
Pre-Inspection prior to permit issuance or re-inspection fee	Inspection/Suite	\$61.55
Expedited Plan Review	Hourly	\$113.40
Fence and Sign Bylaw Appeal	Each	\$327.80
Alternative Solution proposal – minimum fee \$2,000	Hourly	\$309.00
Preliminary project review and revisions to an issued permit	Hourly	\$113.40
Limiting Distance Agreement	Each	\$369.00
Change of Use permit (no construction)	Each	\$369.00
Construction prior to permit issuance – minimum fee \$200	Each	40% of required permit fee



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Water: Revenue Meter Installation Service Charges (New installations)

Size	Price	Building Water	HST 13%	Total
5/8"	\$390	\$20	\$53.30	\$463.30
3/4" x 5/8"	\$390	\$20	\$53.30	\$463.30
3/4"	\$510	\$20	\$68.90	\$598.90
1"	\$690	\$25	\$92.95	\$807.95
1 1/2"	\$1,580	\$40	\$210.60	\$1,830.60
2" (PD)	\$1,920	\$50	\$256.10	\$2,226.10
2" (MAG) 10yr	\$2,580	\$50	\$341.90	\$2,971.90
3" (MAG) 10yr	\$4,870	\$65	\$641.55	\$5,576.55
3" (MAG)	\$7,220	\$65	\$947.05	\$8,232.05
4" (MAG) 10yr	\$5,645	\$75	\$743.60	\$6,463.60
4" (MAG)	\$7,720	\$75	\$1,013.35	\$8,808.35
6" (MAG)	\$8,210	\$100	\$1,080.30	\$9,390.30
8" (MAG)	\$9,220	\$125	\$1,214.85	\$10,559.85
10" (MAG)	\$11,940	\$125	\$1,568.45	\$13,633.45

PLEASE NOTE: All meter prices up to 2" include applicable connection hardware (ie. strainers, flange sets and tail pieces) All prices are based on existing stock and may change without notice.

For meter availability greater than 4" Please Contact Meter Dept. @ 613-546-1181 x 2201



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2025 Development Charges and Impost Fees Residential

Service/Class of Services	Residential					Non-Residential	
	Single and Semi-Detached Dwelling	Other multiples	Apartments 2 Bedrooms plus	Apartments Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per sq.ft. of Total Floor Area)	Non-Industrial (per sq.ft. of Total Floor Area)
Total Development Charges	\$18,703	\$15,254	\$12,644	\$8,563	\$7,285	\$2.42	\$7.21
Wastewater Services	9,068	7,395	6,130	4,152	3,532	3.53	10.83
Water Services	4,497	3,667	3,040	2,059	1,752	1.78	5.46
Stormwater Services	712	581	481	326	277	0.30	0.90
Total Impost Charges	\$14,277	\$11,643	\$9,651	\$6,537	\$5,561	\$5.61	\$17.19
Grand Total Rural Area	\$18,703	\$15,254	\$12,644	\$8,563	\$7,285	\$2.42	\$7.21
Grand Total Urban Area	\$32,980	\$26,897	\$22,295	\$15,100	\$12,846	\$8.03	\$24.40
Education Development Charges	\$601	\$601	\$601	\$601	\$601	-	-
French Education Development C	\$365	\$365	\$365	\$365	\$365	-	-

Notes: Industrial uses are exempt from charges shown and the exempted amounts are paid into the respective Development Charge Fund in accordance with City policy.