



2025 Fee Schedule

PROCESSING FEES: Processing fees are Non-refundable. Processing fees are not required for: Minor Repairs/renovations, Well/Septic System Repairs Fence, Retaining Wall (less than 4' in height), Decks, Signs, Accessory Building, Swimming Pools, Hot Tubs

Amendments	\$200.00
Approval in Principle	\$50.00
Development Approval (does not include major subdivision)	\$100.00
Major Subdivision (3 or more lots plus a remainder lot and includes new streets and extension to existing streets.)	\$50/lot (\$250 Min)(\$1,000 Max)
Building Permit Commercial & Other (including demolition)	\$200 per unit (max \$1000)
Building Permit Residential (including demolition)	\$50.00 per unit
Demolition Commercial (in addition to Development Approval)	\$100.00

BUILDING PERMIT FEES: Construction, Alteration, or relocation of a Building or Structure (Permits not required for – Accessory Building less than 5.2m² total floor area of all accessory buildings; Exterior/Interior Painting, Replacing Plumbing Fixtures, Driveway sealing, Replacing Flooring/carpet, replacing cabinets and Replacing Shingles).

Accessory Building (New or Alterations ≥5.2m ²)	\$2.00/m ² (\$50.00 Min)
Change in plans (Building, site plan or grading plan)	\$100.00
Commercial & Other Construction (New Builds)	\$4.00/m ² Gross floor area
Commercial/Other Alterations (No Structural change including site work with no grade change)	\$100.00
Commercial/Other Alterations (structural change and inspections required)	1% Project value (\$100 min)
Excavation and Grading (Non-Residential, Condominium/Apartment Building/Subdivision)	\$2,000.00
Excavation and Grading (Residential – Single Lot)	\$100.00
Occupancy Permit (Commercial & Other)	\$250.00
Occupancy Permit (Residential and Home Based Business/Office)	\$100.00
Residential Major Renovations (Structural Change and inspections required)	\$100.00
Retaining Walls (4' or higher)	\$100.00
Signs (Permanent)	Billboards \$500.00; Other \$100.00
Signs (Mobile)	\$30.00/90 days; \$100.00/year
Transfer (Permit or Occupancy) Commercial & Other	\$100.00/unit
Variance (In addition to required advertisement fee)	\$100.00
All other permits not outlined above (Including repairs)	\$50.00

PLUMBING PERMIT:

Plumbing Permit Residential or Commercial (Per fixture)	\$12.00/fixture
Repairs and/or Replacement (Septic tanks, Wells, Weeping tile)	\$50.00

DEMOLITION PERMIT:

Commercial/Industrial/Institutional (Includes Apartment/Condominium Buildings) Requires Development Approval	\$500.00
Residential (Does not include Apartment/Condominium Buildings) Requires Development Approval	\$100.00

INFRASTRUCTURE IMPROVEMENT FEE:

All New Builds (does not apply to the replacement of existing dwellings)	\$2000.00
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WATER AND SEWER CONNECTION (Infrastructure Installed by Town)

Connection to Main (Subdivision Development excluding infill on existing streets)	\$250.00/Connection
Road Excavation Permit Commercial, Major Subdivision & Other (As per Road Cut Policy)	\$500.00/Road Cut
Road Excavation Permit Residential (As per Road Cut Policy)	\$100.00/Road Cut
Sewer Connection Fee (Existing houses)	\$1,200.00
Sewer Connection Fee (All new connections)	\$3,000.00
Water Connection Fee (Existing houses)	\$1,200.00
Water Connection Fee (New connections on existing streets)	\$3,000.00

WATER AND SEWER CONNECTION (Infrastructure installed by Developer)

Commercial and other Public Institutions (schools, places of worship, government buildings etc.)	\$200.00/Connection
Residential	\$50.00/Connection

OTHER FEES & SERVICES:

After Hours Inspection Fee	Actual Costs (\$200.00 Min)
Automated Waste Collection Fee	\$25.00/Unit
Communication Towers (Cell Towers)	\$7.00/\$1,000.00 (Value)
General Contractors License	\$100.00
Hydrant Use	\$50.00
Re-Inspection/Premature Inspection Fee (For Any Reason)	\$100.00
Water &/or Sewer Reconnection Fee (Non-payment of Taxes)	Actual Costs (\$50.00 Min)
Water Valve Location Fee (Accuracy Not Assured)	\$50.00
Interest on Arrears (Monthly)	1%

TAX CERTIFICATES & COMPLIANCE LETTERS:

Compliance Letter	\$150.00
Tax Certificate & Information	\$150.00
Tax Information	\$100.00

TAXI PERMITS (SCHEDULE B TAXI REGULATIONS):

Taxi Stand Permit	\$100.00
Taxicab Vehicle License (Original/Renewal)	\$50.00
Transfer of License/Permit	\$50.00 Includes decals

OTHER PERMITS AND LICENSES:

Auctioneer's License	\$200.00
Commercial Vehicle Permit (Annual)	\$100.00
Vendors	\$50.00/month (Min 3 months)

DEVELOPMENT FEES: include the following

Subdivision of Land for Development:

A new subdivision development is to be carried out at no cost to the Town. This includes, but is not limited to, the installation of any required infrastructure. All planning, engineering, and legal costs incurred by the Town are the responsibility of the developer. A development agreement may be necessary and appropriate financial security will be required.

Open Space	Land dedication must be provided for public use equal to, but not exceeding 10% of the gross land area to be developed. In lieu of the conveyance of land. Council may accept a sum of money equal to the value of land.
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Park Outfitting	\$500.00/lot
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WATER & SEWER LEVY: (Waterford Valley Trunk Sewer & St. Thomas Line Trunk Sewer/Treatment Plant):

Cost per Gross Hectare (based on building footprint that includes required yards and is a percentage of the area)	\$7,810
Minimum cost per new residence in serviced areas	\$500.00

Kenmount Road Services Levies: (McNamara Drive – Karwood Drive):

Cost of construction of road and services to be applied to new commercial and industrial developments along this road.

Lift Station Levy – Cost per acre of benefitted land area – Stages 1 & 2	\$4,435.00
Road Construction Levy – Cost per acre of developable area	\$12,059.92
Water and Sewer Levy – Cost/acre benefitted land – Stage 1 (does not apply to 1313a Kenmount Rd.)	\$39,683.00
Water and Sewer Levy – Cost/acre benefitted land – Stage 2 (does not apply to 1313a Kenmount Rd.)	\$36,498.29
Services – 1313a Kenmount Road Only – levy Applies on Sale or Development	\$928,089.24

MUNICIPAL PLAN & DEVELOPMENT REGULATIONS:

Development Regulations Amendment Only	\$750.00
Municipal Plan Amendment Only	\$1,500.00
Newfoundland and Labrador Gazette	As charged by King's Printer
Public Notice Advertisement Fee per advertisement in local paper (Amendment, Discretionary Use, Variances, and any other Public Notice)	\$300.00
Regional Plan	\$500.00

**NOTE: Amendment fees will be cumulative where required and include Commissioner's fees, Advertisement fees, etc.*

SECURITY DEPOSITS: Building, Renovation, Demolition, Landscaping, etc. (Refundable upon satisfactory completion of permit conditions)

Commercial and Other Demolition (As per Council)	\$5,000.00
Commercial Buildings New (Based on Construction Value and to include site works) For a multiple building development, security will be required for the entire development. Developer may provide financial bond or a letter of irrevocable credit. Security will not be released until entire development (all buildings and site works) are completed. Detail cost estimates required for both single and multiple building developments	1% of \$ value (\$5,000.00 min)
Commercial Renovations (Without siteworks)	\$500.00
Culverts (Other than new builds)	\$500.00
Driveway Installation	\$500.00
Existing Commercial/Industrial site Improvements	\$2,000.00
Residential Accessory Building greater than 20m²	\$250.00
Residential Construction – landscaping, inspections, etc.	\$1,000.00
Residential Demolition	\$500.00
Residential Renovation (Structural Change, Fuel Fired Appliance, Major Renovations)	\$250.00
Retaining Walls (Over 1.2m high)	\$250.00
Road Cut (Full) As per Road Cut Policy	\$4,000.00
Road Cut (Partial) As per Road Cut Policy	\$2,000.00

EXCAVATION & GRADING SECURITIES:

Subdivisions: Commercial and Others (Not required when subdivision agreement is in place)	\$2,000.00
Residential (When no building permit is issued)	\$500.00

WATER & SEWER CONNECTION SECURITIES:

Connection to main lines (No street crossing)	\$500.00
Existing curb stop to structure	\$250.00

OTHER SECURITIES:

Any other security as deemed necessary by council	As Directed by Council
Vendors	\$100.00

ENFORCEMENT FEES & PENALTIES:

The seizing and impounding fees shall be paid by the owner of the animal seized or impounded.

IMPOUNDING OF VEHICLES:

Daily Impounding of Vehicles	\$30.00/day
Towing of Motor Vehicles	\$200.00 or Actual Cost

Animal (First Offence)	\$50.00
Animal (Second Offence)	\$100.00
Animal (Third Offence) and Subsequent Offences	\$150.00
Animal Tags	No Charge