



Town of Two Hills
 Box 630
 Two Hills, AB T0B 4K0
 Phone: (780) 657 3395
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 www.townoftwohills.com



BUILDING PERMIT FEE SCHEDULE

RESIDENTIAL/DWELLING UNITS/FARM

New Construction - Building Permit Levy (main level)	\$0.52 per sq. ft. + SCC levy
- Upper/Lower Floors	\$0.39 per sq. ft. + SCC levy
Additions/renovations/basement development	\$0.39 per sq. ft. + SCC levy
	\$136.50 (minimum fee) + SCC levy

ACCESSORY BUILDINGS

Garages (attached or detached) (flat rate) (under 624 sq. ft.)	\$136.50 + SCC levy
Shops, garages, storage buildings (over 624 sq. ft.)	\$0.39 per sq. ft. + SCC levy
Decks or garden storage sheds (sheds under 150 sq. ft.)	\$110.25 + SCC levy
Relocation of Home (set-up on basement/foundation/crawlspace)	\$0.39 per sq. ft. + SCC levy (min \$131.25)
Placement of home (piles/blocking/grade beam)	\$136.50 (minimum fee) + SCC levy
Fireplaces/ Woodstove (if not included in new construction) (flat rate)	\$105.00 + SCC levy
Demolitions Residential (flat rate)	\$105.00 + SCC levy
Geothermal Heating	\$267.75 + SCC levy

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

First \$1,000,000.00 construction value	\$6.56 per \$1,000 construction value + SCC levy
Over \$1,000,000.00 construction value	\$6,567.00 + (\$5.25 per \$1,000 construction value portions over \$1,000,000.00) + SCC levy
(Minimum Fee)	\$372.75 + SCC levy
Demolitions Commercial (flat rate)	\$162.75 + SCC levy

MANUFACTURED AND MODULAR HOME

Modular Home (RTM's, etc)	\$357.00 + SCC levy
Basement Development	\$0.39 sq. ft. + SCC levy (min. \$157.50)
Manufactured Homes Set-up	\$215.25 + SCC levy
Basement Development (if on foundation)	\$0.39 sq. ft. + SCC levy (min. \$157.50)

NOTE: Add applicable 'Safety Codes Council' levy to each permit; \$4.50 each permit or 4% of permit levy, whichever is greater!

A minimum cancellation fee of \$35.00 will be retained when a permit is cancelled. No fee is returned when an inspection has been carried out.

When work has commenced without first obtaining the required permit(s); the permit fees will be doubled up to a maximum of \$500.00 surcharge per permit.

Re-inspections will be charged at a rate of \$100.00 per inspection.

Re-opening a previously closed permit will be charged at a rate of \$75.00 per permit.

Permit extensions will be charged at a flat rate of \$150.00 (plus levy) for a maximum of 1 year.

Variations will be charged at a rate of \$125/hour (min 2 hr) (plus levy).

(Effective Date: September 27, 2023)



GAS PERMIT FEE SCHEDULE

Residential Installations	
Number of Outlets	Permit Fee
1	\$94.50
2	\$99.75
3	\$110.25
4	\$131.25
5	\$141.75
6	\$152.25
7	\$168.00
8	\$183.75
9	\$199.50
10	\$210.00
11	\$220.50
12	\$231.00
13	\$241.50
14	\$246.75
15	\$257.25
16	\$262.50
17	\$267.75
18	\$273.00
19	\$278.25
20	\$283.50

Non-Residential Installations			
BTU Input	Permit Fee	BTU Input	Permit Fee
10,000	\$94.50	210,000	\$126.00
20,000	\$94.50	230,000	\$126.00
30,000	\$94.50	250,000	\$136.50
40,000	\$94.50	300,000	\$141.75
50,000	\$99.75	350,000	\$147.00
60,000	\$99.75	400,000	\$152.25
70,000	\$99.75	450,000	\$162.75
80,000	\$99.75	500,000	\$168.00
90,000	\$99.75	550,000	\$173.25
100,000	\$105.00	600,000	\$178.50
110,000	\$105.00	650,000	\$183.75
120,000	\$105.00	700,000	\$189.00
130,000	\$105.00	750,000	\$194.25
140,000	\$105.00	800,000	\$199.50
150,000	\$110.25	850,000	\$204.75
160,000	\$110.25	900,000	\$215.25
170,000	\$110.25	950,000	\$225.75
180,000	\$110.25	1,000,000	\$262.50
190,000	\$110.25	1,000,001 to 2,000,000	\$283.50
200,000	\$120.75	Add \$5.25 per 100,000 BTU over 2,000,000	

Propane and Small Installations

Propane Tank Sets (New or Replacements)	\$99.75
Temporary Propane/Natural Gas Heating (Includes Tank Set)	\$99.75
Gas/Propane Cylinder Refill Centers	\$304.50

Replacement Commercial or Industrial Appliances (per unit)

1 - 400,000 BTU Input	\$157.50 per Unit
400,001 - 3,000,000 BTU Input	\$241.50 per Unit
Over 3,000,000 BTU Input	\$346.50 per Unit

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Re-inspections will be charged at a rate of \$100.00 per inspection.

Re-opening a previously closed permit will be charged at a rate of \$75.00 per permit.

Permit extensions will be charged at a flat rate of \$150.00 (plus levy) for a maximum of 1 year.

Variations will be charged at a rate of \$125/hour (min 2 hr) (plus levy).).

(Effective Date: September 27, 2023)



PLUMBING PERMIT FEE SCHEDULE (RESIDENTIAL)

# of Fixtures	Permit Fee	# of Fixtures	Permit Fee
1	\$94.50	21	\$199.50
2	\$99.75	22	\$204.75
3	\$105.00	23	\$210.00
4	\$110.25	24	\$215.25
5	\$115.50	25	\$220.50
6	\$120.75	26	\$225.75
7	\$126.00	27	\$231.00
8	\$131.25	28	\$236.25
9	\$136.50	29	\$241.50
10	\$141.75	30	\$246.75
11	\$147.00	31	\$252.00
12	\$152.25	32	\$257.25
13	\$157.50	33	\$262.50
14	\$162.75	34	\$267.75
15	\$168.00	35	\$273.00
16	\$173.25	36	\$278.25
17	\$178.50	37	\$283.50
18	\$183.75	38	\$288.75
19	\$189.00	39	\$294.00
20	\$194.25	40	\$299.25
Add \$3.15 per fixture over 40			
PRIVATE SEWAGE PERMITS			
Private Sewage System - \$399.00			
Holding Tanks - \$162.75			

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PLUMBING PERMIT FEE SCHEDULE (COMMERCIAL)

# of Fixtures	Permit Fee	# of Fixtures	Permit Fee	# of Fixtures	Permit Fee
1	\$94.50	35	\$267.75	69	\$462.00
2	\$99.75	36	\$273.00	70	\$467.25
3	\$105.00	37	\$278.25	71	\$472.50
4	\$110.25	38	\$283.50	72	\$477.75
5	\$115.50	39	\$294.00	73	\$483.00
6	\$120.75	40	\$299.25	74	\$488.25
7	\$126.00	41	\$304.50	75	\$493.50
8	\$131.25	42	\$309.75	76	\$498.75
9	\$136.50	43	\$315.00	77	\$504.00
10	\$141.75	44	\$320.25	78	\$509.25
11	\$147.00	45	\$325.50	79	\$514.50
12	\$152.25	46	\$330.75	80	\$519.75
13	\$157.50	47	\$336.00	81	\$530.25
14	\$162.75	48	\$341.25	82	\$535.50
15	\$168.00	49	\$346.50	83	\$540.75
16	\$173.25	50	\$351.75	84	\$546.00
17	\$178.50	51	\$357.00	85	\$551.25
18	\$183.75	52	\$362.25	86	\$556.50
19	\$189.00	53	\$367.50	87	\$558.60
20	\$194.25	54	\$372.75	88	\$561.75
21	\$199.50	55	\$378.00	89	\$564.90
22	\$204.75	56	\$388.50	90	\$567.00
23	\$210.00	57	\$393.75	91	\$569.10
24	\$215.25	58	\$399.00	92	\$572.25
25	\$220.50	59	\$404.25	93	\$575.40
26	\$225.75	60	\$409.50	94	\$577.50
27	\$231.00	61	\$414.75	95	\$582.75
28	\$236.25	62	\$420.00	96	\$593.25
29	\$241.50	63	\$425.25	97	\$598.50
30	\$246.75	64	\$430.50	98	\$603.75
31	\$252.00	65	\$435.75	99	\$609.00
32	\$257.25	66	\$441.00	100	\$614.25
33	\$262.50	67	\$446.25	Add \$3.15 each fixture over 100	
34	\$267.75	68	\$451.50		

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ELECTRICAL PERMIT FEE SCHEDULE
 (For "Other Than" New Single Family Residential)

Installation Cost \$	Permit Fee	Installation Cost \$	Permit Fee	Installation Cost \$	Permit Fee
Under 1,000	\$94.50	23,000.01 – 24,000	\$435.75	100,000.01 – 110,000	\$730.80
1,000.01 – 1,500	\$110.25	24,000.01 – 25,000	\$446.25	110,000.01 – 120,000	\$773.85
1,500.01 – 2,000	\$120.75	25,000.01 – 26,000	\$456.75	120,000.01 – 130,000	\$816.90
2,000.01 – 2,500	\$131.25	26,000.01 – 27,000	\$467.25	130,000.01 – 140,000	\$859.95
2,500.01 – 3,000	\$141.75	27,000.01 – 28,000	\$477.75	140,000.01 – 150,000	\$903.00
3,000.01 – 3,500	\$152.25	28,000.01 – 29,000	\$488.25	150,000.01 – 160,000	\$946.05
3,500.01 – 4,000	\$162.75	29,000.01 – 30,000	\$498.75	160,000.01 – 170,000	\$988.05
4,000.01 – 4,500	\$173.25	30,000.01 – 31,000	\$509.25	170,000.01 – 180,000	\$1,031.10
4,500.01 – 5,000	\$183.75	31,000.01 – 32,000	\$519.75	180,000.01 – 190,000	\$1,074.15
5,000.01 – 5,500	\$194.25	32,000.01 – 33,000	\$530.25	190,000.01 – 200,000	\$1,117.20
5,500.01 – 6,000	\$204.75	33,000.01 – 34,000	\$535.50	200,000.01 – 210,000	\$1,160.25
6,000.01 – 6,500	\$215.25	34,000.01 – 35,000	\$540.75	210,000.01 – 220,000	\$1,203.30
6,500.01 – 7,000	\$225.75	35,000.01 – 36,000	\$546.00	220,000.01 – 230,000	\$1,246.35
7,000.01 – 7,500	\$236.25	36,000.01 – 37,000	\$551.25	230,000.01 – 240,000	\$1,289.40
7,500.01 – 8,000	\$246.75	37,000.01 – 38,000	\$556.50	240,000.01 – 250,000	\$1,354.50
8,000.01 – 8,500	\$257.25	38,000.01 – 39,000	\$561.75	250,000.01 – 300,000	\$1,449.00
8,500.01 – 9,000	\$267.75	39,000.01 – 40,000	\$567.00	300,000.01 – 350,000	\$1,544.55
9,000.01 – 9,500	\$278.25	40,000.01 – 41,000	\$572.25	350,000.01 – 400,000	\$1,639.05
9,500.01 – 10,000	\$288.75	41,000.01 – 42,000	\$577.50	400,000.01 – 450,000	\$1,734.60
10,000.01 – 11,000	\$299.25	42,000.01 – 43,000	\$582.75	450,000.01 – 500,000	\$1,829.10
11,000.01 – 12,000	\$309.75	43,000.01 – 44,000	\$588.00	500,000.01 – 550,000	\$1,923.60
12,000.01 – 13,000	\$320.25	44,000.01 – 45,000	\$593.25	550,000.01 – 600,000	\$2,019.15
13,000.01 – 14,000	\$330.75	45,000.01 – 46,000	\$598.50	600,000.01 – 650,000	\$2,113.65
14,000.01 – 15,000	\$341.25	46,000.01 – 47,000	\$603.75	650,000.01 – 700,000	\$2,209.20
15,000.01 – 16,000	\$351.75	47,000.01 – 48,000	\$609.00	700,000.01 – 750,000	\$2,303.70
16,000.01 – 17,000	\$362.25	48,000.01 – 49,000	\$614.25	750,000.01 – 800,000	\$2,399.25
17,000.01 – 18,000	\$372.75	49,000.01 – 50,000	\$619.50	800,000.01 – 850,000	\$2,493.75
18,000.01 – 19,000	\$383.25	50,000.01 – 60,000	\$624.75	850,000.01 – 900,000	\$2,588.25
19,000.01 – 20,000	\$393.75	60,000.01 – 70,000	\$630.00	900,000.01 – 950,000	\$2,683.80
20,000.01 – 21,000	\$404.25	70,000.01 – 80,000	\$635.25	950,000.01 – 1,000,000	\$2,778.30
21,000.01 – 22,000	\$414.75	80,000.01 – 90,000	\$661.50	Add \$78.75 for every \$50,000 over \$1,000,000	
22,000.01 – 23,000	\$425.25	90,000.01 – 100,000	\$673.05		

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Permit extensions will be charged at a flat rate of \$150.00 (plus levy) for a maximum of 1 year.

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**ELECTRICAL PERMIT FEE SCHEDULE
 (For “NEW” Single Family Residential)**

Square Footage	Permit Fee
Up to 1200 square feet	\$162.75
1201 to 1500 square feet	\$189.00
1501 to 2000 square feet	\$215.25
2001 to 2500 square feet	\$241.50
2501 to 3000 square feet	\$267.75
Over 3001 square feet	\$294.00
Attached Garage	Include square footage of garage with house
Manufactured, Modular and RTM Homes (on foundation or basement)	\$120.75
Basement development wiring – new home - if done at time of initial construction (otherwise as per above)	Include square footage of basement with house
Manufactured home connection	\$94.50
Detached Residential Garage	\$.21 a sq ft (minimum fee \$94.50)

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Variations will be charged at a rate of \$125/hour (min 2 hr) (plus levy).



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**ANNUAL ELECTRICAL PERMIT FEE SCHEDULE
 (Based On Cost of Installation, not for new construction)**

Total Cost of Installation	Permit Fee
\$2,000 or Less	\$472.50 (maximum 2 hours inspection time thereafter \$99.75 per hour or portion thereof)
\$2,000 to \$5,000	\$472.50 plus \$3.41 each \$100 cost or fraction of \$100 over \$2,000.
\$5,000.01 to \$50,000	\$630 plus \$1.68 each for \$100 cost or fraction of \$100 over \$5,000.
\$50,000.01 to \$1,000,000	\$1,260 plus \$1.15 each \$100 cost or fraction of \$100 over \$50,000.

NOTE: Add applicable 'Safety Codes Council' levy to each permit; \$4.50 each permit or 4% of permit levy, whichever is greater!

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When work has commenced without first obtaining the required permit(s); the permit fees will be doubled up to a maximum of \$500.00 surcharge per permit.

Re-inspections will be charged at a rate of \$100.00 per inspection.

Re-opening a previously closed permit will be charged at a rate of \$75.00 per permit.

Permit extensions will be charged at a flat rate of \$150.00 (plus levy) for a maximum of 1 year.

Variances will be charged at a rate of \$125/hour (min 2 hr) (plus levy).