



Corporation of the Town of Newmarket

By-law 2025-92

A By-law to amend the fees table of Schedule "A" of Building By-law 2015-58 as amended [referred to hereafter as the 2026 Building Fees Bylaw].

WHEREAS subsection 3(1) of the *Building Code Act, 1992*, S.O. 1992, c. 23, provides that the Council of the Corporation of the Town of Newmarket is responsible to ensure the enforcement of the *Building Code Act, 1992* within the Town of Newmarket; and,

AND WHEREAS section 7 of the *Building Code Act, 1992* authorizes the Council of a municipality to pass a by-law requiring the payment of fees and prescribing the amounts of fees on application for and issuance of permits, for maintenance inspections, used to administer and enforce the *Building Code Act, 1992*; and,

AND WHEREAS the Town desires to make minor changes to clarify the various Permit Fees and maintain service levels, having consulted with the Town's specialist Development Fees Consultant, proposed a rate increase of 2.0% is being recommended to ensure an inflation neutral fee structure, as depicted on the amended Schedule "A" of Building Bylaw 2015-58.

THEREFORE be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That Building Fees Table found in Schedule "A" as previously updated through Amending Bylaw 2024-60 to Building By-law 2015-58 be deleted in its entirety and replaced by a new Schedule "A" Building Fees Table attached hereto.
2. The new Schedule "A" attached hereto will come into force commencing January 1st, 2026, after passage of this bylaw.

Enacted this 17th day of November 2025.

John Taylor, Mayor

Kiran Saini, Deputy Town Clerk

**Schedule A – Building Permit Fees
To
[Amending Schedule 'A' of Bylaw 2015-58]**

TOWN OF NEWMARKET
2026 COST RECOVERY USER FEES
 [Amending Schedule 'A' of Bylaw 2015-58]

DEPARTMENT: BUILDING SERVICES DIVISION

Effective Date: January 1, 2026

SERVICE PROVIDED	UNIT OF MEASURE	2026 COST RECOVERY FEES	2025 COST RECOVERY FEES	% INCREASE	SUBJECT TO HST YES/NO
Minimum Application Downpayment (Minimum Fees are Non-refundable)					
For any application with a Estimated Construction Value less than or equal to \$50k		\$200.00	\$200.00	0.0%	No
For any application with a Estimated Construction Value more than \$50k to \$500k		\$500.00	\$500.00	0.0%	No
All other applications		\$1,000.00	\$1,000.00	0.0%	No
Group "A" Assembly					
NEW ASSEMBLY BUILDINGS, ADDITIONS & ACCESSORY STRUCTURES: [Recreation Facilities, Schools, Libraries, Places of Worship, Restaurants, Theatres, Arenas, Regulated Swimming Pools, Gymnasiums, etc.]		\$21.40	\$20.98	2.0%	No
ASSEMBLY ALTERATIONS OR RENOVATIONS		\$6.32	\$6.20	2.0%	No
Group "B" Institutional					
NEW INSTITUTIONAL BUILDINGS, ADDITIONS & ACCESSORY STRUCTURES: Hospitals, Nursing Homes, Jails and other Care Buildings		\$24.92	\$24.43	2.0%	No
INSTITUTIONAL ALTERATIONS OR RENOVATIONS		\$6.32	\$6.20	2.0%	No
Group "C" Residential					
RESIDENTIAL LOW-RISE, ADDITIONS & ACCESSORY STRUCTURES (3 Stories or less PART 9): [Detached Dwellings, Semi-Detached Dwellings, Townhouses, Duplexes, Live/Work Units, etc.]		\$21.02	\$20.61	2.0%	No
Residential Accessory Dwelling Units (within an existing space):	Flat Fee per Unit	\$1,000.00	\$1,000.00	0.0%	No
Residential Roof Solar Panels:	Flat Fee per Unit	\$200.00	\$200.00	0.0%	No
RESIDENTIAL MID & HIGH-RISE, ADDITIONS & ACCESSORY STRUCTURES (4 Stories or more PART 3): [Including, but regardless of height; Stacked Townhouses, Motels, Hotels, Retirement Homes, etc.]		\$26.27	\$25.75	2.0%	No
RESIDENTIAL ALTERATIONS OR RENOVATIONS:		\$6.32	\$6.20	2.0%	No
Group "D" Business & Services					
BUSINESS Shell		\$15.34	\$15.04	2.0%	No
Business Finished		\$19.18	\$18.81	2.0%	No
Business Alteration, Renovation, Interior Finish, Unit Finish		\$6.32	\$6.20	2.0%	No
Group "E" Mercantile					
MERCANTILE Shell		\$14.21	\$13.93	2.0%	No
Mercantile Finished		\$17.77	\$17.42	2.0%	No
Mercantile Alteration, Renovation, Interior Finish, Unit Finish		\$6.32	\$6.20	2.0%	No
Group "F" Industrial					
INDUSTRIAL Shell		\$11.55	\$11.32	2.0%	No
Industrial Finished		\$14.43	\$14.15	2.0%	No
Industrial Alteration, Renovation, Interior Finish, Unit Finish		\$6.32	\$6.20	2.0%	No
Parking Garage or Farm Building		\$6.93	\$6.79	2.0%	No

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Demolition					
All Buildings up to 600 m2	Flat Fee per building	\$500.00	\$500.00	0.0%	No
All Buildings > 600 m2	Flat Fee per building	\$1,500.00	\$1,500.00	0.0%	No
Miscellaneous Work					
Tents and Temporary Buildings (<225 m2 with removal date)	Flat Fee	\$500.00	\$500.00	0.0%	No
Tents and Temporary Buildings (>225 m2 with removal date)	Flat Fee	\$1,500.00	\$1,500.00	0.0%	No
Air Supported Building	Flat Fee	\$2,500.00	\$2,500.00	0.0%	No
Portable Classrooms (Includes hallways for portapacks)	Per each portable	\$500.00	\$500.00	0.0%	No
Residential Wood Deck per dwelling unit	Flat Fee	\$300.00	\$300.00	0.0%	No
Each Below Grade Entrance (Low Rise Residential Only)	Flat Fee	\$500.00	\$500.00	0.0%	No
On-site Sewage System					
Septic Decommission	Flat Fee	\$200.00	\$200.00	0.0%	No
New Sewage System Installation or Augmented System		\$1 per litre of unbalanced design Effluent Flow	\$1 per litre of unbalanced design Effluent Flow	0.0%	No
Repair/Minor alteration	Flat Fee	\$500.00	\$500.00	0.0%	No
Administration Fees					
Reinspections: due to defective work where previously identified as defective		\$200.00	\$200.00	0.0%	No
Special Investigation per hour, per person		\$250.00	\$250.00	0.0%	No
Change of Use Permit (Excludes ADU's and where no construction is proposed)		\$1,000.00	\$1,000.00	0.0%	No
Transfer of Permit to a new property owner		\$100.00	\$100.00	0.0%	No
Occupancy Permit Application (Applies only to newly constructed buildings)		\$100/Each Full or Partial Stage of Occupancy	NEW	NEW	No
Zoning Review (All projects, except for interior work where no legal use change is proposed)		\$100.00	\$100.00	0.0%	No
Compliance Letter - Building		\$200.00	\$200.00	0.0%	No
Alternative Solution		Per building or unit \$1000 + \$200/hr	Per building or unit \$1,000+ \$200/hr	0.0%	No
Revision Fee (Minimum \$200)		\$200/hr	\$200/hr	0.0%	No
Certified Model Fee		\$200.00	\$200.00	0.0%	No
Certified Model Change Fee (where permit has been issued)		\$200.00	\$200.00	0.0%	No
Search and Reproduction of documents (Staff time plus reproduction costs, min \$50 paid upfront)		\$100/hr plus cost	\$100/hr plus cost	0.0%	Yes
No fees shall be charged for Town owned projects		N/A	N/A	N/A	N/A

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SERVICE PROVIDED	UNIT OF MEASURE	2026 COST RECOVERY FEES	2025 COST RECOVERY FEES	% INCREASE	SUBJECT TO HST YES/NO
Undefined Permit Fees					
Where the proposed work cannot be easily ascribed elsewhere in this schedule, the Chief Building Official may determine the appropriateness of fees, based on charging at a maximum rate of 1% the value of construction (reasonably expected material and labour costs for values of construction \$100k or higher) and charging at a maximum rate of 2% the value of construction (reasonably expected material and labour costs for values of construction less than \$100k). If the Chief Building Official refuses to accept a valuation for the purposes of establishing any permit fee and substitutes another value, and the Owner or applicant disputes the decision, the owner or applicant shall pay the fee(s) under protest and within six months of the project completion shall submit an audited accounting statement of the actual costs by a recognized Certified Public Accountant. If the audited established costs, which must include labour and materials, are less than the original valuation, the Chief Building Official shall authorize a refund.				NO	NO
Construction Commenced Without Permit					
At the discretion of the Chief Building Official, whenever construction has commenced without the appropriate Building Permit and/or where security fencing is also missing and/or a mandatory inspection is missed, additional fees shall be payable equal to the cost of an Issued Conditional Building Permit administration fee plus 10%.				NO	NO
Missed Inspections					
Whenever any mandatory (or part thereof) Ontario Building Code inspection is missed, an "Investigation and Administration" fee shall be paid in addition to all other fees payable. The minimum fee shall be \$200 for each missed inspection or part thereof (where is it impractical or damaging to uncover that stage of construction). The maximum fee per missed inspection shall not exceed 10% of the original fees paid to obtain that permit. The fee shall be the greater of the minimum or maximum fee as calculated by the Chief Building Official, and at the sole discretion of the Chief Building Official.				NO	NO
Illegal Occupancy & Outstanding Fees					
Buildings which are occupied prior to being issued a written permit/permission shall be subject to additional administrative fees up to 50% of the originally calculated total permit fee at the discretion of the Chief Building Official. Outstanding fees may be collected through an added level on property taxes or lien placed on the property title. No written occupancy or completion permit/permission shall be issued until all outstanding fees are paid.				NO	NO
Conditional Building Permit Fees					
A fully executed Conditional Building Permit Agreement is required in advance of a Conditional Building Permit. The cost of a Conditional Building Permit Agreement is \$1000 for each 100 sq. m. of GFA for every non-residential building or portion thereof (including parking garages). The cost of a Conditional Building Permit Agreement in respect to residential development is \$1000 for each unit. Notwithstanding the Conditional Building Permit Agreement fees per GFA or unit, the minimum agreement fee shall not be less than \$5000. Model Home Agreements shall be deemed to be a form of a Conditional Building Permit Agreement with similar force/effect and charged at the same rate of \$1000 for each unit. Conditional Building Permit Agreement fees are non-refundable and are required to be paid upon execution of the agreement, regardless of whether or not the project moves ahead. Conditional Building Permit fees are on top of any standard future invoiced Building Permit fees.				NO	NO

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Partial Building Permit Fees					
A Partial Building Permit fee of \$1000 will be added to other fees for each partial stage of construction, except for the final (complete) stage of construction. The Chief Building Official may reduce this surcharge to an amount that represents the added Staff effort, provided that the value of construction is less than \$100K.				NO	NO
Application Maintenance Fees					
All Building Permit applications that have not progressed to an issued permit status (conditional, partial or full) within one year shall be charged an annual maintenance fee of 10% of the originally calculated total fee. This fee is immediately due upon being invoiced by the Town via email. Failure to pay this fee shall be grounds to cancel the application after one month has elapsed following notification, at the sole discretion of the Chief Building Official.				NO	NO
Permit Maintenance Fees					
All issued Building Permits that have not progressed to an occupancy status within three years shall be charged an annual maintenance fee of 10% of the originally calculated total fee. This fee is immediately due upon being invoiced by the Town via email. Payments made within one month of notice shall be deemed "paid" on time. Interest may be charged for overdue fees at a rate of prime plus 1% at the discretion of the Chief Building Official. No occupancy will be granted until all outstanding fees are paid.				NO	YES
Peer Review Costs					
At the sole discretion of the CBO, Staff may require expert review of any construction work or submitted plans at the sole expense of the property owner. Costs shall be 100% recoverable and be paid respectively prior to any occupancy/completion or permit issuance.				NO	NO
Provincially Mandated Private Sewage System Review Fees					
There are no fees charged by the Town to review each property Owner's submitted third party review certificates and recent proof of pump-out or other proof of regular maintenance. However, a \$1000 fee charge applies to any non-responsive property Owner who fails to provide mandatory reports/certificates/maintenance-receipts/pump-out-receipts as requested. A \$2000 fee charge applies to any non-responsive property Owner who fails to provide mandatory reports/certificates/maintenance-receipts/pump-out-receipts as requested, <u>and</u> where it is also determined that the sewage system was not functioning properly. These fees do not include the actual permit costs to remediate, replace or repair the Private Sewage System.				NO	NO

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Cost and Permit Fees to Remedy an Unsafe Building or Construction Site					
<p>Where the Owner fails to remedy unsafe building and/or maintain a construction safety barrier through a Building Division issued Order, the Town may complete the required work and obtain the required permit at the sole expense of the property Owner. The Town's issued Building and/or Demolition Permit fee shall include administration fees equal to the value of the work (materials and labour plus HST) which shall be collected from the property Owner and paid to the Town immediately after the job is complete. This permit administration portion of the fee will be collected in addition to the actual contractual costs and other direct Town expenses, which must also be paid by the Owner. Outstanding fee payments shall not prevent the Town from issuing any unsafe remedial permit. The decision to demolish or repair a building shall be at the sole discretion of the Chief Building Official. Due to the urgent nature of these matters, the Town's Procurement Bylaw need not apply to procuring outside service contracts to complete this work. Any unpaid amounts may be added to the property tax roll, or through the registration of a priority lien on the property title.</p>				NO	PARTIALLY (HST only applies to the contract services portion of the costs)
Refunds					
<p>No refunds shall be permitted after 1 year after any partial or full payment is made. At the sole discretion of the Chief Building Official, refunds may be allowed for exceptional circumstances which are beyond the control of payer. No Refunds shall be allowed where the Town has revoked a Permit, the Town cancelled an Application and/or where construction has commenced related to the application or permit. Development/Educational Charges can only be refunded directly by the individual Financial Departments having jurisdiction. Fees that may be refunded shall be a percentage of the fees payable under this Bylaw and calculated by the Chief Building Official as follows:</p> <ul style="list-style-type: none"> a) 90 percent if administrative functions have been performed; b) 80 percent if administrative and zoning functions have been performed; c) 60 percent if administrative, zoning and plan examination functions have been performed; d) 40 percent if the permit has been issued and a status field inspection has confirmed that no construction has commenced. f) If the calculated refund is less than the minimum fee applicable to the work, no refund shall be made of the fees paid. 				NO	N/A