

Know before you sign



It is important to understand permit requirements before renting a commercial building in Calgary. Making sure the commercial space you want to operate in meets all necessary requirements for your business, including, **Development Approvals, Building Safety and Permit fees** before you sign your next lease, helps you get your business open sooner.

Here are some key things to know:



Development Approvals

It's important to make sure that the building you're renting has the proper land use for the type of business you plan to operate.



The City of Calgary has specific land use regulations for different types of businesses.



Development Permits may be required for new construction, renovations, or changes to an existing business. Make sure the building you're renting has the necessary Development Permits or Tenancy Change approvals in place for the type of business you plan to operate. Not having the proper permits in place may cause delays in opening the business.



Not sure what types of development approvals you may need? Contact the **Planning Services Centre** and request a free pre-application inquiry appointment.



Building Safety

Building Permits are required for any new construction, alterations, repairs, or demolition of buildings or structures. Even if you don't intend to renovate, a change of occupancy may require permits to ensure the space accommodates the intended use. Make sure the building you're renting has the necessary Building Permits in place for any alterations or repairs that may be required for your business before you sign a lease. If construction on a building starts and Building Permits are not obtained it can result in risk to public safety and delays in opening the business.



Review the application requirements specific to your project on our **Application Requirements (CARL)** page. If you are not sure where to begin, a great place to start is by hiring an engineer, architect or designer.



Once you've applied for the right permits, remember to have all completed work inspected by a qualified City of Calgary Safety Codes Officer to ensure that it meets all safety requirements.



Permits and fees

The City of Calgary charges fees for Development Permits and Building Permits and there may be additional fees for inspections or other services.



Plan ahead by using our **Permit fee calculator - Commercial** to estimate how much your permit fees will cost.

Resources:

Have questions?



Consult a building professional at the start of your project to ensure the building and premises have the necessary infrastructure to accommodate the intended use before committing to a commercial space.



More information about the permit requirements for renovating a commercial building is available at calgary.ca/commercialchanges.