2026 Planning Applications Fee Schedule

R2026-02

Estimate your application fee using the Planning Applications Fee Calculator

Development Permits

Residential		*Base Fee*	*Grades Fee*	*DCP Fee*	*Ad Fee*	*GST*	*Total Fee*
Additions	to Manufactured Home - 10 m^2 and under	$182	--	--	--	--	**$182**
	to Manufactured Home - over 10 m^2	$295	--	$155	--	--	**$450**
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m^2 and under	$365	--	--	$30	--	**$395**
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10 m^2	$590	$472	$155	$30	--	**$1,247**
New	Secondary Suite / Backyard Suite[11]	--	--	--	--	--	**$0**
	Contextual dwellings in the Developed Area[2]	$373	$472	$233	--	--	**$1,078**
	Development Design Guidelines (tract housing)	$590	--	--	$30	--	**$620**
	Home Occupation - Class 2	$427	--	--	$30	--	**$457**
	Manufactured Home	$562	--	$233	--	--	**$795**
	Developments of three or more dwelling units - discretionary use or relaxations[3]	$795 + $47/ unit	--	$233	$30	--	**varies**
	Developments of three or more dwelling units - permitted use[3]	$795 + $47/ unit	--	$233	--	--	**varies**
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area[2]	$1,124	$472	$233	$30	--	**$1,859**
	Fast Track Infill approved plan	$373	$472	$233	$30		**$1,108**
Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	$365	--	$155	$30	--	**$550**
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007[10]	$159	--	--	$30	--	**$189**
Renovations	Developments of three or more dwelling units - permitted use	$656	--	$155	--	--	**$811**
	Development of three or more dwelling units - discretionary use or relaxations	$656	--	$155	$30	--	**$841**

Commercial / Industrial / Mixed Use		*Base Fee*	*DCP Fee*	*Ad Fee*	*GST*	*Total Fee*
Additions / New[3]	Commercial buildings	$0.76/ sq. m. of GFA ($1,732 min.)	$233	$30	--	**varies**
	Mixed use buildings	$0.76/ sq. m. of commercial GFA ($1,732 min.) + $795 + $47 per dwelling unit	$233	$30	--	**varies**
	Mezzanine / interior second floor addition - permitted use (no relaxations)	$590	$155	--	--	**$745**
	Mezzanine / interior second floor addition - discretionary use or relaxations	$590	$155	$30	--	**$775**
Change of Use	Permitted use (no relaxations, no changes to site plan)	$190	--	--	--	**$190**
	Discretionary use or relaxations required (no changes to site plan)[3]	$594	--	$30	--	**$624**
General	Excavating, stripping & grading	$1,114	--	$30	--	**$1,144**
	Outdoor cafes	$0	$0	$0	--	**$0**
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)	$931	$155	$30	--	**$1,116**
	Special function / event	$361	$233	$30	--	**$624**
	Surface parking lots	$1,114	$233	$30	--	**$1,377**
	Temporary structures (including portable classrooms)	$931	--	$30	--	**$961**
Renovations[3]	Change(s) to site plan (i.e. landscaping, parking, access)	$1,552	$155	$30	--	**$1,737**
	Exterior renovations	$590	$155	$30	--	**$775**
Signs	Permitted use (no relaxations)	$95	--	--	--	**$95**
	Discretionary use or relaxations required	$636	$155	$30	--	**$821**

Additional Fees		*Base Fee*	*DCP Fee*	*Ad Fee*	*GST*	*Total Fee*
	Calgary Planning Commission (CPC) fee[3]	$620	--	--	--	**$620**
	Planning approval for Business Licence applications	$41			--	**$41**
	Revised Plans application	50% of the applicable current base fee ($776 max.)	--	--	--	**varies**
	Reactivation fee	50% of the applicable current base fee ($1,429 max.)	--	--	--	**varies**
	Recirculation fee	$1,143	--	--	--	**$1,143**
	Secondary Suite Registry fee[11]	--	--	--	--	**$0**

2026 Planning Applications Fee Schedule

Other Applications

		Base Fee	GST	Total Fee
Antennas	Type A - new cell tower or height increase of more than 25% to existing tower	$3,103	--	**$3,103**
	Type B - roof top or pole mount	$776	--	**$776**
	Type C - co-located or temporary up to 3 months	$118	--	**$118**
	Type D - small cell antenna	$118		**$118**
	Amateur radio towers	$295	--	**$295**
Certificates of Compliance[10]	Residential - single, semi-detached, duplex	$189 per parcel	--	**varies**
	Multi-residential, commercial, industrial - (14 day review)	$281 per parcel	--	**varies**
	Multi-residential, commercial, industrial - (7 day review)	$432 per parcel	--	**varies**
General	Condominium application	$40 per unit	--	**varies**
	Flat fee for parking stalls converted to condominium units (per stall)	$31	--	**varies**
	Confirmation of land use (zoning letter)	$73 per parcel	--	**varies**
	Pre-application (DART Review)	$1,000	--	**$1,000**
	Development agreement status letter	$466	--	**$466**
	Home Occupation - Class 1	$0	--	**$0**
Licence of Occupation	Commercial use of public easement space	$10.54 per sq. ft.	0$.52 per sq. ft	**varies**
Pushcarts	Non-food (per cart, per year)	$520	--	**$520**
	Food (per cart, per year)	$776	--	**$776**

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: • within seven calendar days of the application date: 75% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after the initial seven days, and prior to a decision being rendered: 25% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after a decision has been rendered: no refund of the fees paid • for revised plans: fees may be transferred to a new DP if the revised plan was applied for in error or cancelled before the review began.

Note 2: Building Grade fee: for new Single, Semi-detached, and Duplex Dwellings, the Building Grade fee is due at the time of Development Permit application, unless previously paid. This fee may also be charged on Additions to Single, Semi-detached, and Duplex Dwellings in the Developed Area - over 10 m2, dependent on the scope of the application. The Building Grades fee for multi-residential, commercial and industrial developments is due at the time of Development Site Servicing Plan (DSSP) application. The Building Grade fee is set by Utility Site Servicing Bylaw 33M2005 and is listed on this schedule for convenience only.

Note 3: Calgary Planning Commission: the Calgary Planning Commission (CPC) fee may apply to this application if it listed on the Calgary Planning Commission List. Some examples of when the CPC fee may be required include:

- Developments which require the use of bonus provisions
- Shopping centres over 7000m^2
- Direct Control sites where specific Council guidelines require CPC approval
- Proposed Place(s) of Worship - Large
- Addiction Treatment and Custodial Care developments with more than ten residents
- Prominent sites in entranceways or gateways, as defined in the MDP
- Developments which, in the opinion of the Development Officer, should be reviewed by CPC

The examples above are provided on this schedule for convenience only. For the official complete listing, please see the Calgary Planning Commission List

Note 4: Condominium applications: the Condominium application fee is set by the Condominium Property Regulation and is listed on this schedule for convenience only.

Note 5: Development Completion Permits (DCP): the City is able to charge for any additional DCP inspections required as a result of project phasing or the need for re-inspection. The current DCP fee will be charged.

Note 6: Resubmitted applications: where identical applications are submitted at any time up to 30 days prior to expiry of the previous development permit, 50% of the applicable current base fee will be charged.

Note 7: Additions to Developments of three or more dwelling units : is a development which is producing new Gross Floor Area (GFA).

Note 8: Renovations to Developments of three or more dwelling units : is a development which is NOT producing new Gross Floor Area (GFA), such as changes to the plan, exterior renovations, enclosing existing balconies, adding awnings, adding a roof-top mechanical enclosure, et cetera.

N*ote 9:* GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 10: Customers will only be charged one fee for applications requiring both a relaxation on a residential existing structure and a certificate of compliance on single-detached, semi-detached, and duplex dwellings. You will not be charged both fees.

Note 11: Secondary / Backyard Suite amnesty extended until December 31, 2026.