Building Regulations Fees and Charges Bylaw No. 1595, 2010

This copy is consolidated for convenience only and includes the following amendments:

Amendment Bylaw	Adoption Date
1595.01	April 22, 2025

Note: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

Consolidated: May 2025

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1595

**A BYLAW TO ESTABLISH FEES AND CHARGES
IN RELATION TO THE BUILDING REGULATION SERVICE OF
THE REGIONAL DISTRICT OF NANAIMO**

WHEREAS the Board of the "Regional District of Nanaimo wishes to impose fees and charges in connection with the administration of Building Regulations Bylaw No. 1250, 2001";

NOW THEREFORE, the Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

INTERPRETATION

1. Words and phrases defined in this bylaw shall have the same meaning as in the "Regional District of Nanaimo Building Regulations Bylaw, No. 1250, 2001".

PERMIT AND OTHER FEES

2. (1) An applicant for a Permit must pay to the Regional District the fee or fees prescribed in Schedules 'A' and 'B' to this Bylaw;

(2) A person must pay to the Regional District any other fee or fees prescribed in Schedules 'A' and 'B' of this Bylaw in connection with any other activity referred to in the Schedules.

PAYMENT OF APPLICATION FEES

3. A Permit application shall be accompanied by the application fee prescribed by Schedule 'B' of this Bylaw.

REINSPECTION FEES

4. An additional re-inspection fee will be charged, as prescribed in Schedule 'A' attached to this Bylaw, where additional inspections to those required by this Bylaw are required due to violations or failure of the Permit holder to have the work accessible and ready at the time the inspection is requested;

REFUND

5. Fees may be refunded as follows where, at any time after the issuance of a Permit, but before the construction under the Permit has commenced, the Permit holder applies for cancellation of the Permit he or she shall receive a refund of fifty (50%) percent of the fee paid provided that no refund shall be made for less than $50.00;

FEE REDUCTION FOR PROFESSIONAL CERTIFICATE OF COMPLIANCE

6. Where the Regional District relies on certification of compliance by a professional under Section 6 the "Regional District of Nanaimo Building Regulations Bylaw No. 1250, 2001" the fees payable for the Permit shall be reduced by the amount of the fees set out in Schedule 'A' and attributable to the cost of determining whether the plans or aspects of the plans certified to comply with the Building Code, do in fact comply with the British Columbia Building Code, and other applicable enactments respecting safety, to the extent that the certification has relieved the Building Inspector from this determination.

PARTIAL OCCUPANCY FEE

7. (1) Prior to the issuance of a partial Occupancy Permit for part of a building, other than an owner-built single family dwelling, the owner shall pay the Regional District a fee equivalent to five (5%) percent of the value of the construction, and complete the construction for final inspection and approval within six (6) months of the issuance of the partial Occupancy Permit.

(2) Upon the expiration of six (6) months after the issuance of an Occupancy Permit for part of a building, if the remaining construction has been completed, the fee paid under subsection 7(1) shall be refunded to the owner without interest, and if construction has not been completed, the fee shall become the property of the Regional District.

PERMIT AND CONDITIONAL CERTIFICATE OF OCCUPANY RENEWAL FEE

8. An owner-builder who wishes to renew a Building Permit and Conditional Certificate of Occupancy shall make a renewal application and pay the applicable fee prescribed in Schedule 'A'.

FEE FOR TEMPORARY BUILDING (TENT)

9. A person who wishes to place a temporary detached tent on a parcel shall apply to the Building Inspector for a siting permit and pay the applicable fee prescribed in Schedule 'A'.

DOUBLE INSPECTION FEE

10. To account for additional administrative time associated with enforcement of a person failing to comply with a 'Stop Work Order' notice, Permit fees otherwise payable shall be doubled to a maximum of $750 will be charged where the applicant has continued construction without a Permit in violation of a 'Stop Work Order' or has not applied for a permit within 10 working days after issuance of a 'Stop Work Order' or 'Notice of Permits Required' in connection with a project.

CITATION

11. This Bylaw may be cited for all purposes as the "Building Regulations Fees and Charges Bylaw No. 1595, 2010".

Introduced and read three times this 23rd day of March, 2010.

Rescinded at third reading this 22nd day of June, 2010.

Amended at second reading this 22nd day of June, 2010.

Read a third time as amended this 22nd day of June, 2010.

Adopted this 22nd day of June, 2010.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

Schedule 'A' to accompany "Building Regulations Fees and Charges Amendment Bylaw No. 1595.01, 2025".

_____
Chairperson

_____
A/Corporate Officer

BL1595.01

SCHEDULE 'A'

FEES

1. Building Permit Fees

The fees payable for a permit for construction, reconstruction, addition, extension, alteration and repair of any building or any other construction requiring a permit and not specifically listed here shall be as follows:

Base Fee on Value of Construction	**Fee**
Less than or equal to $20,000	$150
Greater than $20,000	$250

Additional Value of Construction Fees	**Fee**
Less than or equal to $20,000	nil
Greater than $20,000	1% times value of construction

Special Permit Fees

Owner-built Permit and Conditional Certificate of Occupancy renewal	$200
Permit Extension Fee	$150 + 1% of remaining construction value
Demolition – Simple Building or structure	$150
Demolition – Complex building or structure	$250
Special Inspection Chimney or Fireplace or Solid Fuel Burning Appliances – separate construction	$150
Temporary Building (plus a bond) as required under Section 10(6) (c) (see Section 2 below)	$150
Temporary Tent less than 35 square meters	$ 50
Swimming Pool	$150

Inspection and Other Permit Fees

Plumbing Inspections – each fixture	$15

Plumbing fixtures in a factory built building – each fixture	$10
Rain Water Leaders – each	$10
Water service line	$100
Sanitary sewer service line	$100
Storm drain service line	$100
Foundation drains	$100
Fire Sprinklers - minimum fee plus $.40 per each head	$ 50
Lawn Sprinklers - inspection for protection of potable water system	$ 50
Re-Inspection – Payable after second failed inspection	$150
Inspection Recall Fee – Not cancelled and not ready for Inspection	$150
Applicant extra inspection request	$150
Contravention of Building Bylaw – Construction started without permit	Double the total permit fees to a maximum of $750
Discharge of Notice of Bylaw Contravention Title Registration	$1000
Rescind a Stop Work/Permit Required or Do Not Occupy Notice	$500
Restrictive Covenant Filing	$300
Confirmation of Title	$25
To obtain a copy of a land title charge such as a covenant or an easement	At Cost + $5
Administrative Fee – Cost recovery for costs incurred from other agencies / vendors	At Cost
Permit Assign or Transfer Fee	$100
Archive Record Request per parcel	$100
Archive Record Request per parcel – Complex Building	$250
RUSH – Archived Record Request per parcel (3 working days)	$350
Revision Fee – Small Project (SFD, accessory, minor structure)	$125 + 1% Additional Construction Value
Revision Fee – Commercial Project	$275 + 1% Additional Construction Value
Alternative Solution Review Fee	$400
Alternative Solution Revision Fee	$150

2. Temporary Building Bond

Security in the form of a standby irrevocable letter of credit without an expiry date or a certified cheque in the amount of $1,000 is required for removal of a Temporary Building in accordance with Section 10(6)(c).

3. Moved on Buildings

The building permit for a moved on building shall be 50% of the amount calculated for a permit based on the value of construction shown above. Inspection and Other Permit fees shall apply at the rates shown above.

With respect to moved on buildings (not factory built) security in the form of a standby irrevocable letter of credit without an expiry date or a certified cheque for an amount equal to five percent of the appraised value to a maximum of $10,000 shall be provided as identified in Section 18(2) (d).

4. Building Permit Fee Reduction

When a building permit is issued reliant upon the certification of a registered professional engineer or architect, the permit fee will be reduced by 5% of the fees payable, up to a maximum reduction of $500.00.

5. Returned payments

A permit for which a cheque is returned to the Regional District of Nanaimo from the applicant's bank will be treated as unissued and no inspections will be completed until such time as the cheque is replaced with a certified cheque, cash or a money order and the fee for such NSF cheque as identified in Regional District of Nanaimo Bylaw No. 944 (and subsequent amendments), has been paid by the applicant.

Schedule 'B' to accompany "Regional District of Nanaimo Building Regulations Fees and Charges Bylaw No. 1595, 2010".

_____
Chairperson

_____
Senior Manager, Corporate Administration

SCHEDULE 'B'

PERMIT PROCESSING FEES

1. A permit processing fee, as set out below, shall accompany an application made for a building permit. Permit processing fees are non-refundable and shall be credited to the building permit fee prior to issuance.

		PERMIT PROCESSING FEE
(1)	Construction value estimate is less than or equal to $20,000	$150
(2)	Construction value estimate is greater than or equal to $20,001 and less than or equal to $50,000	$450
(3)	Construction value estimate is greater than or equal to $50,001 and less than or equal to $100,000	$500
(4)	Construction value estimate is greater than $100,000	$1,000