



City of Mississauga
Planning and Building Department
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ABBREVIATED BUILDING DIVISION FEES

Complete Building By-law No. 0236-2024, as amended
available www.mississauga.ca/publication/building-by-law
or upon request.

Effective February 1st, 2026
to January 31st, 2027

Minimum Fee

The method of payment for permit fees shall be through an electronic payment method.

The fee for the electronic **pre-screening** of request shall be **\$50.00**. This fee is non-refundable.

The fees for **residential** projects within the scope of Division B, **Part 9** of the Building Code shall be calculated in accordance with Section 1 of Schedule "A" but shall be no less than **\$244.00**.

The fees for **non-residential and residential** projects **outside** of Division B, **Part 9** of the Building Code shall be calculated in accordance with Section 1 of Schedule "A" but shall be no less than **\$386.00**.

* Subject to any change to the City's Process for Receipt, Deposit and Refund of Payments Policy (04-11-13), or its successor

SCHEDULE "A"

Effective February 1, 2026 to January 31, 2027
Permit Fees and Refunds

Calculation of Permit Fees

- 1) Permit fees shall be calculated based on the formula given below, unless otherwise specified in the schedule:
Permit Fee = SI x A
Where SI = Service Index for the classification of the work proposed and,
A = *floor area* in m² of the work involved
- 2) *Floor area* is measured to the outer face of exterior walls and to the centre of party walls or demising walls, except when calculating interior partition work, and shall include all levels of the building.
- 3) In calculating floor area for interior finishes, partitioning, corridors, lobbies, washrooms, lounges, etc. are to be included and classified according to the major occupancy classification for the floor area with which they are associated. Where any of these areas are constructed in a shell only building, fees shall be calculated at the finished rate in the fee schedule.

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Permit Fees and Refunds

- 4) No deductions shall be allowed for floor openings required for such facilities as stairs, elevators, escalators, shafts and ducts. Interconnected floor spaces and atriums above their lowest level may be deducted from the calculated floor area.
- 5) Where they serve single dwelling units, no additional fee applies for decks, fireplaces, unfinished basements and attached garages proposed and constructed at the same time as the single dwelling they serve.
- 6) No additional fee applies for sprinklers, fire alarms, electromagnetic locks, or other mechanical systems or equipment proposed and installed at the same time as the construction they serve, provided they are constructed under the same permit.
- 7) No additional fee applies to a roof-like structure projecting from the exterior face of the building proposed and constructed at the same time as the building, provided they are constructed under the same permit.
- 8) For interior partitioning, floor areas used for the calculation of fees shall be the area contained within a rectangle encompassing the partitions being erected.
- 9) Fees payable in respect of a conditional permit issued under subsection 8(3) of the Act shall, at a minimum, be paid for the scope of work for which the conditional permit is being issued plus the applicable additional fee in accordance with Schedule "A" to this By-law.
- 10) The occupancy classifications used in this By-law are based on the Building Code major occupancy classifications. For mixed occupancy floor areas, the fee multiplier for the major occupancy of the floor area applies.
- 11) Where a change of occupancy from one classification to another classification is proposed, the fee multiplier for the proposed occupancy applies.
- 12) For classes of permits not described in this Schedule, or where special subsidies have been authorized by Council, the Chief Building Official shall determine a reasonable permit fee.
- 13) Unless authorized elsewhere in this By-law, at no time shall the fees be less than the minimum fees as described in the schedule.
- 14) Material change (revision) made to a plan, portion, specification, or other information accompanying a permit application which has already been reviewed, shall be subject to an additional charge of \$160.00 per hour.

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Permit Fees and Refunds

Payment of Permit Fees

- 1) Applicants for building permits with a permit fee value of between five thousand dollars (\$5,000.00) and forty thousand dollars (\$40,000.00) may elect to either:
 - a. pay the full permit fee at the time of the application; or
 - b. pay fifty percent (50%) of the full permit fee at the time of application and the balance at the time of permit issuance.
- 2) Applicants for building permits with a permit fee value over forty thousand dollars (\$40,000.00) may elect to either:
 - a. pay the full permit fee at the time of the application; or
 - b. pay a minimum deposit of twenty thousand dollars (\$20,000.00) at the time of application and the balance at the time of permit issuance.
- 3) Complete fees shall be paid at the time of application for all other classes of permits.
- 4) Permit fees will be calculated at the time of application based upon the information provided at the time of application. Adjustments will be made, as required, during the review process. The balance of fees owing, where the applicant was eligible for the payment of a deposit and adjustments as a result of corrected information, shall be paid prior to permit issuance at the rate applicable on the date the application was made.

Refund of Fees

The amount of fees refundable shall be calculated as follows:

- a. Cancellation of a permit application or a certified model application: Fees will be refunded in accordance with the following schedule only upon receipt of a written request for cancellation.
 - i. Where **administrative functions** only have been commenced - **85%**
 - ii. Where **departmental review** functions have been commenced - **65%**
 - iii. Where the **permit** has been **issued** - **45%**, less **5%** for **each inspection** that has been conducted
- b. Cancellation (revocation) of a permit at the request of the permit holder under subsection 8.(10) (e) of the Act:
 - i. If within six (6) months of the issuance of a permit, no work has been commenced on the project for which the permit was issued, a refund of forty-five percent (45%) of the total permit fee payable may be paid to the permit holder.

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- ii. **No refund** is applicable **after six (6) months** has elapsed from the date of the issuance of the permit.
- iii. No refund of fees is applicable if the permit is revoked under subsection 8(10) (a), (b), (c), (d) or (f) of the Act, except that where a permit is issued at the error of the City and the permit is revoked, a refund for the total amount of the permit fee paid shall be issued.
- c. No refund of fees is applicable for any administrative fees paid under this Schedule.
- d. The refund shall be paid to the owner named on the application for a building permit or the person or company named on the fee receipt, whichever, to be specified on the written request for cancellation.

Administrative Fees

- 1) Occupancy of super tall buildings shall be subject to a non-refundable administrative fee of \$1030.
- 2) A request for deferral of revocation shall be subject to a non-refundable administrative fee of \$244.
- 3) A request for **transfer of a permit to a new owner** shall be subject to a non-refundable administrative fee of **\$244.00**.
- 4) Discharge of an order to comply from the title of a property shall be subject to a non-refundable administrative fee of \$618.
- 5) **Occupancy of a non-residential** building prior to its completion shall be charged **\$22.66 per 100 square metres** or part thereof.
- 6) **Occupancy of a multi-residential** building prior to completion shall be charged **\$141.00 per dwelling unit**.
- 7) In addition to the regular fee for complete building, **conditional permits** shall be charged an additional **20% of the fee, minimum \$1,040.00** to a **maximum of \$9,188.00**.
Each subsequent **extension** to the **conditional permit** shall be charged **\$1,040.00**.
- 8) **Each** application for an **alternative solution** review shall be charged **\$1,225.00**.

SCHEDULE "B"

Effective February 1, 2026 to January 31, 2027

Classes of Permits and Fees

Permit fees shall be calculated based on the formula given below, unless otherwise specified in the schedule:

Permit Fee = SI x A

Where SI = Service Index for the classification of the work proposed and,

A = *floor area* in m² of the work involved

The fees for **residential** projects within the scope of Division B, **Part 9** of the Building Code shall be calculated in accordance with Section 1 of Schedule "A" but shall be no less than **\$244.00**.

The fees for **non-residential and residential** projects **outside** of Division B, **Part 9** of the Building Code shall be calculated in accordance with Section 1 of Schedule "A" but shall be no less than **\$386.00**.

Building Classification

Service Index (SI)
\$ / m²

New Buildings and Additions

Group A – Assembly Occupancies:

- Schools, libraries, churches, theatres, arenas, pools, restaurants, recreation centre, transit stations, bus terminals, etc.\$ 26.76
- Restaurant (shell)\$ 23.79

Group B – Institutional Occupancies:

- Hospital, nursing homes, care homes, etc.\$ 29.76

Group C – Residential Occupancies:

- Detached (including garden suites), semi-detached, townhouses, duplexes.\$ 18.99
- All other multiple unit residential buildings (apts, etc.)\$ 20.53
- Hotels, motels.\$ 21.41
- Residential addition\$ 13.96
- Unheated addition\$ 12.25
- Detached garage/shed accessory to a house\$ 6.43
- Issued Repeats to a certified model\$ 10.39
- Additional residential unit within an existing building (plus min. Residential Fee)\$ 11.33

Group D – Business & Personal Services Occupancies:

- Shell building\$ 19.63
- Finished building\$ 23.84

Group E – Mercantile Occupancies:

- Shell building\$ 14.95
- Finished building\$ 19.90

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Classes of Permits and Fees

Group F – Industrial Occupancies:

- Warehouse, factories (shell <10, 000m²)\$ 12.78
 (Single tenancy – finished <10, 000m²)\$ 14.87
- Warehouse, factories (shell >10, 000m²)\$ 10.10
 (Single tenancy – finished >10, 000m²)\$ 14.26
- Gas stations, car washes\$ 13.47
- Canopies (over gas pumps, storage, etc.)\$ 5.64
- Parking garages\$ 7.10
- Mezzanines & racking systems\$ 7.10

Miscellaneous

- Permanent tents, air support structures\$ 5.64
- Pedestrian bridges\$ 0.93
- Finishing basements (detached, semis, townhouses, duplexes)\$ 5.64
- Unfinished basement (non-residential)\$ 6.64
- Repair or reclad wall (per surface area)\$ 0.48
- Parking garage repairs (minor concrete)\$ 2.81
- Sprinkler\$ 0.66
 (Max. \$ 4, 282.00)

- Temporary trailers or buildings on construction sites for office or sales purpose\$ 12.85
- New roof or replacement\$ 5.64
- Roof membrane replacement\$ 5.03
- Demolition – ICI or house\$ 22.66/100m² of Gross Floor Area Demolished
- Demolition – accessory structure or building\$ 244.00
- Site Servicing\$ 453.00

Alterations/ Unit Finish

Interior alterations and partitioning to new or existing construction and change of occupancy classification (plus the minimum applicable fee)

Building Classification

Service Index (SI)
\$ / m²

- Group A – Assembly Occupancies (restaurants, churches, etc.)\$ 6.84
- Group B – Institutional Occupancies\$ 6.84
- Group C – Residential Occupancies\$ 6.84
- Group D – Business & Personal Services Occupancies\$ 6.84
- Group E – Mercantile Occupancies\$ 6.84
- Group F – Industrial Occupancies (<10, 000m²)\$ 6.84
- Group F – Industrial Occupancies (>10, 000m²)\$ 3.55

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Classes of Permits and Fees

Other Miscellaneous Work

	Fee
• New portable classrooms, new mobile homes, etc.	\$ 612.00 each
• Moving or relocating building (portable classroom, etc.)	\$ 313.00 each
• Temporary tents	\$ 227.00 each
• City temporary tents*	\$ 227.00
• Communication and transmission towers.	\$ 428.00 each
• Solar Collectors	
(for a house)	\$ 318.00
(for other than a house)	\$ 705.00
• Crane runways	\$ 13.39 / linear m.
• Foundation for tanks, silos, dust collectors, etc.	\$ 428.00 each
• Demising walls only	\$ 355.00 each
• Fire alarm system	\$ 797.00
• Fire suppression system	\$ 428.00
• Electromagnetic locks	\$ 318.00 each
	(Max. \$ 1, 836.00)
• Decks, porches, basement stairwell, etc. to houses	\$ 244.00 each
• Fireplaces, wood stoves, etc.	\$ 244.00 each
• Window replacements (multi-residential & non-residential buildings)	\$ 9.27 each
• Underground & above ground storage tank	\$ 428.00 per tank
• Balcony guard replacements	\$ 17.51 per m.
	(Max. \$ 1, 838.00)
• Balcony repair (concrete)	\$ 177.00 / 5 balconies
	(Max. \$ 1, 838.00)
• Retaining walls	\$ 11.33 per m.
• Shoring	\$ 13.39 / linear m.
• Public pools	\$ 428.00
• New loading dock door	\$ 318.00 / door
	(Max. \$ 1, 838.00)

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Classes of Permits and Fees

Mechanical Components

Service Index (SI)
\$ / m²

- Heating, ventilation, a/c, etc. work independent of permit for the building\$ 1.41

Miscellaneous Work

Flat Fee per Unit

- Alternate heating systems – solar, geothermal, etc.
 - for a house\$ 244.00
 - for other than a house\$ 428.00
- Commercial kitchen exhaust (including related make-up air)\$ 428.00
- Spray booth, dust collector, etc.\$ 428.00 / unit
- Furnace replacement\$ 244.00
- Boiler replacement
 - for a house\$ 244.00
 - for other than a house\$ 428.00
- HVAC unit installation (unit heater, rooftop unit, make-up air unit)\$ 244.00
- Alterations to mechanical systems
 - Space heater, exhaust fan\$ 428.00 / unit
 - duct work only\$ 244.00
- Full heating system replacement
 - for a house\$ 244.00
 - for other than a house\$ 428.00

Plumbing and Drain Components

Plumbing Fixtures

Fee per Fixture

(Plumbing review only)

- Group A – Assembly Occupancies\$ 42.23
- Group B – Institutional Occupancies\$ 42.23
- Group C – Residential Occupancies\$ 42.23
- Group D – Business & Personal Services Occupancies\$ 42.23
- Group E – Mercantile Occupancies\$ 42.23
- Group F – Industrial Occupancies\$ 42.23
- New On-site sewage system\$ 735.00
- Repair On-site sewage system\$ 368.00

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Classes of Permits and Fees

Miscellaneous Work

\$ / linear m.

- Inside sanitary & storm piping\$ **1.70**
- Outside water services, sanitary & storm piping\$ **4.73**
(not included in complete building permit or permit for site services)
- Replacement of Domestic water risers – per riser / floor\$ **9.18**

- Manholes, catchbasins, interceptors, sumps, etc.\$ **42.23 each**
(not included in complete building permit or permit for site services)

- Backwater valve (residential)\$ **50.00**
- Backwater valve (ICI)\$ **256.00**
- Backflow preventer\$ **428.00**

Signs

Service Index (SI)
\$ / m² *

- All Signs\$ **37.08**
(minimum \$ 386.00)

* Fee is per m² or part thereof, of the sign area of each sign face.

General Fees and Charges

Effective January 1, 2026

Complete User Fees & Charges By-law NO. 0178-2025, as amended
Available www.mississauga.ca/publication/general-fees-and-charges-by-law

Site Permits (Signs)

- Permanent sign (Ground, pylon, fascia, billboard)\$ 55.00 per sign
(minimum \$ 110.00)

- Portable signs: **Per Sign**
 - on Private Property
 - online service\$ 113.30
 - alternative\$ 123.60

 - on City Road Allowance
 - online service\$ 113.30
 - alternative\$ 123.60

 - for Festivals\$ 123.60
(Per Ward within which signs are located per festival event)

- New Development Home signs\$ 123.60
(Per sign per calendar year)

- Sidewalk signs\$ 123.60
(Per sign per calendar year)

- Inflatable signs\$ 123.60 per sign

Sign Variances:

- New sign **Per Application** \$ 1, 262.78
- Existing Sign erected without a permit\$ 1, 545.00

Zoning:

- Zoning letters\$ 250.29
- Pre-application Zoning\$ 604.51
- Independent Zoning review\$ 2, 575.00
- Zoning Certificate\$ 515.00