

# COST OF BUILDING INSPECTION



## SERVICE COSTS

The new building inspection service is expected to cost about \$370,000 in its first year of operation (2018). More than half of that cost — close to \$200,000 — will be recovered in the form of building permit fees; the remainder will be raised through property taxes on all properties (land and buildings) in Areas B, E and F.

Service costs will increase from those of the current Area F service, given the increase in service area, the number of affected properties, and the higher number of inspections in the new service (six inspections instead of three). Service revenues will also increase.

## BUILDING PERMIT FEES

The permit fees will be consistent with those in place in the existing Area F service, with adjustments to reflect the additional three inspections under the new service. Three types of fees will be payable for each application:

- ▶ application fee
- ▶ permit fee (based on construction value)
- ▶ special fees for items such as demolitions, moving a building, changing occupancy type, and other cases

The application fee will be \$72 for a single family dwelling, and \$288 for multi-family, commercial, public or industrial buildings. The permit fee will be a flat charge of \$648, plus:

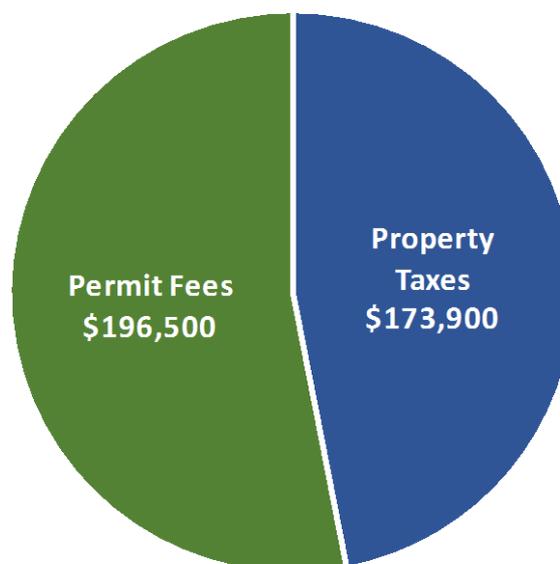
- ▶ \$72 for the first \$1,000 of construction value
- ▶ \$7.20 for each additional \$1,000 of value, up to \$100,000
- ▶ \$6.00 for each additional \$1,000 of value over \$100,000

## PROPERTY TAX IMPACT

All property owners in Areas B, E and F will contribute to the net cost of the new building inspection service. The accompanying table shows the annual tax payment for different property types and assessed values (land and improvements), based on 2016 assessments.

Property Type	Assessed Value	Tax Rate	Tax Payment
Residential	\$200,000	0.078	\$15.60
	\$250,000	0.078	\$19.50
	\$300,000	0.078	\$23.40
Commercial	\$500,000	0.191	\$95.55
	\$1,000,000	0.191	\$191.10
Industrial	\$1,000,000	0.265	\$265.19

**Building Inspection  
Cost Recovery**



### Building Permit Fee Single Family (Detached) House Construction Value \$200,000

Application fee	\$72
Permit Fee	\$2,033
<b>Total</b>	<b>\$2,105</b>

This fee allows for the six (6) required inspections; an additional inspection for a fireplace (if required) would be an extra \$72.

Note that the CSR D has the ability to credit the application fee to the total building permit fee. In such cases, the total fee for the \$200,000 single family house would be \$2,033.