


Application Information:

Two sets of drawings are required. Once reviewed, one set will be returned to the applicant and the other set will be retained by the Building Dept. The applicant shall submit complete and detailed drawings that include:

- A plot plan showing the location of the building to all property lines and other structures on the property.
- Construction drawings that include a foundation plan, floor plan, detailed cross section, and complete elevations.

Additional Required Approvals or Clearances:

- If the development falls within an ERCA regulated zone, please contact the Essex Region Conservation Authority at 519-776-5209.
- If development abuts a County Road, you must obtain an Access and Setback Permit from the County of Essex at 519-776-6441.

 2022 Town of Essex Construction and Demolition Permit Fee's			
	Description	Unit	Fee
Class A & B- Assembly and Institutional	Assembly and Institutional	Per square foot	\$1.77
Class C- Residential	All finished floors	Per square foot	\$1.19
	Unfinished floors	Per square foot	\$1.19
	Decks, porch, shed	Per permit	\$100.22
	Accessory structure	Per square foot	\$0.33
	House moving	Each	\$626.40
	Fence	Flat fee	\$66.82
	Above ground pool	Flat fee	\$66.82
	Inground Pool	Flat fee	\$133.63
	Renovations	Per square foot	\$0.78
Class D & E- Office & Mercantile	Office and Mercantile	Per square foot	\$1.05
	Renovations/Tenant Improvement	Per square foot	\$0.58
Class F- Industrial	Industrial Office area	Per square foot	\$1.05
	Industrial Plant area	Per square foot	\$0.75
	Renovations	Per square foot	\$0.58
Agricultural	Pole Barns	Per square foot	\$0.26
	Accessory Agricultural	Per square foot	\$0.31
	Greenhouses	Per square foot	Balance
	Farm Building Renovation	Per square foot	\$0.26
Plumbing	New Construction	Per unit	\$684.00 each
	Plumbing Renovations	Per fixture	\$15.66 , Min of \$66.82
	Backwater valve	Per Unit	\$100.22
On Site Sewage System	Sewage Septic System- Class 4 systems	Per Unit	\$805.97
	Tertiary System	Per Unit	\$887.40
	Septic Repairs- to Existing System	Per Unit	\$405.07
	Reviews and Assessments	Per review	\$100.22
Demolition	Residential	Per square foot	\$0.33 Min. \$133.63
	Non Residential	Per square foot	\$0.44 Min. \$133.63
General Building Fees	911 Sign	Per Unit	\$66.82
	Tents	Per Unit	\$100.22
	Transfer of permit- Residential	Each	\$66.82
	Transfer of permit- Non- Residential	Each	\$133.63
	Solar Panel- Residential	Each	\$66.82
	Solar Panel- Non- Residential	Each	\$133.63
	Entrance permit	Each	\$208.80
	Lawyer letters	Per letter	\$66.82
	Change of use permit	Per hour	\$66.82 Plus \$66.82/hr over 1 hr
	Revised Plan Review	Per review	Min \$200.45 plus \$66.82/hr over 3 hrs
	Construction Started without a Permit		150% of the permit fee
	Construction Finished without a Permit		200% of the permit fee
Certificates	Building/ Zoning	Each	\$66.82
	Public Works	Each	\$66.82
	Part 8 (Septic)	Each	\$66.82
	Occupancy Permit	Each	\$66.82
	LCBO Report & Occupant Load Calculations	Each	\$133.63
Inspections	Storm/ Sanitary Sewer Inspection	Per Unit	\$100.22
	Septic Inspection	Per Inspection	\$100.22
	Inspection fee- Incomplete not ready for inspection	Per Inspection	\$66.82
	Inspections for Ontario Renovate Program	Per Inspection	\$133.63
	Miscellaneous inspection fees not listed above	Each	\$100.22
	Re-inspection- inspection booked, but work incomplete	Each	\$133.63
Minimum Permit Fee	Minimum permit fee for all projects not specifically listed above	Each	Min. \$132.00
	Building permit fees for all projects not specifically noted above	Each	\$13.05 per \$1000.00 construction
Indemnity Deposits			
Residential/Agriculture	New, Addition, Demolition	Each	\$1,044.00
	Driveway approach	Each	\$1,044.00
	Accessory, Pools, Renovations	Each	\$522.00
	Agricultural Structure	Each	\$261.00
	Mobile Homes	Each	\$261.00
Commercial/Industrial	New, Addition, Demolition	Each	\$1,566.00
	Sign, Renovations	Each	\$522.00