

DISTRICT OF INVERMERE

BYLAW NO. 1687, 2026

WHEREAS, under Section 194 of the *Community Charter*, the Council may by bylaw impose a fee payable in respect of all or part of a service of the municipality;

NOW THEREFORE, the Council of the District of Invermere, in open meeting assembled, enacts as follows:

1. This Bylaw shall be cited as “Fees and Charges Amendment Bylaw No. 1687, 2026.”
2. Fees and Charges Bylaw No. 1615, 2022, is amended by adding Schedule “G” – Building Permit Fees and Charges, attached to and forming part of this Bylaw.

READ A FIRST TIME THIS ____ DAY OF ____ 2026

READ A SECOND TIME THIS ____ DAY OF ____ 2026

READ A THIRD TIME THIS ____ DAY OF ____ 2026

ADOPTED THIS ____ DAY OF ____ 2026

MAYOR

CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "G" – BUILDING PERMIT FEES AND CHARGES

		Fee Total
Plan Check Deposit – Non-refundable (credited to future building permit fees)	Basic Plan	\$50
	Single Family Dwelling	\$300
	Multi-Family and Buildings Under 600 sq.m. (floor area)	\$400
	Buildings over 600 sq.m. (floor area)	\$500
Building Permit Fees	Base Building Permit Fee	\$100
	In addition, per \$1,000 of construction value, or fraction thereof	\$9.25
	Where a project includes plumbing, an additional fee per plumbing fixture applies	\$9 per fixture
	Automatic Sprinkler System	\$35 plus \$1.00 per sprinkler head
Other fees for specific works	In addition to the Base Building Permit Fee, the following fees apply when applicable:	
	Change in Class of Occupancy	\$75.00
	Canopy & Awnings	\$75.00
	Chimney/Wood Burning Appliance	\$75.00
	Fire Alarm System	\$75.00
	Swimming Pools – Residential Outdoor	\$75.00
	Moving a Structure	\$200.00
Temporary Building or Structure Permit	Permit for the placement of a temporary building or structure	\$200
Demolition Permit	Demolition and excavation	\$200
Inspection Charges	Re-inspection Charge	\$100
	Additional Inspection, owner requested	\$100 per hour or part thereof
	Inspections outside normal business hours	\$150 per hour or part thereof
Plumbing Permit Fees	Basic Fee (applicable when not in conjunction with a building permit)	\$35

	For Each Additional Fixture	\$9
Notice on Title	Administrative charge to remove	\$500
Design Modification	Submission of new plans after plan review <i>Minor Changes resulting in 3 hours or less hours of staff time for review</i>	\$100
	Submission of new plans after plan review <i>Major Changes resulting in more than 3 hours of staff time for review</i>	\$100 plus \$100 per hour or part thereof above 3 hours
Permit Extension	One (1) Year extension to existing permit	\$100
Permit Retrieval	Retrieval of historic building permits	\$50 plus \$100 per hour or part thereof above 1 hour
Penalties	Every person who commences work requiring a building permit without first obtaining such a permit shall pay double the value of the permit fee, to a maximum of \$10,000, in addition to the permit fee.	
Security Deposits Required for Building Permits, Demolition, Excavation, and Temporary Buildings or Structures	Each building permit with a construction value of between: \$50,000 and \$200,000	\$800*
	Each building permit with a construction value between: \$200,001 and \$500,000	\$1,200*
	Each building permit with a construction value over: \$500,000	\$1,800*
	Demolition and Excavation	\$1,500*
	*Plus additional non-refundable administration fee of 10% of total damage deposit paid to cover the cost of managing deposits and refunds.	
Building Permit Refunds	Subject to the conditions and requirements listed in the Building Bylaw, building permit fees may be refunded, up to 50 % of the total permit fee. No refunds shall be made for amounts less than \$100.00.	

1. Project valuation of single-family dwellings, residential additions and accessory buildings, for the purpose of building permit fee calculation, shall be as outlined in Table 1 or based on the declared value of work, whichever is greater.

Table 1 – Minimum Estimated Value of Construction Costs			
Description of work	Value of Work (per sq.ft.)	Value of Work (per sq.ft.) as of Jan 1, 2026	Value of Work (per sq.ft.) as of Jan 1, 2027
Single Family and Two-Family dwellings Single storey with basement	\$300.00	\$306.00	\$312.00
Secondary Suite	\$150.00	\$153.00	\$156.00
Finished 2 nd or 3 rd Storey	\$200.00	\$204.00	\$208.00
Decks & Sheds	\$75.00	\$77.00	\$78.00
Carports	\$75.00	\$77.00	\$78.00
Garages	\$100.00	\$102.00	\$104.00

2. Project valuation of all other categories of development, for the purpose of building permit fee calculation, shall be the greater of the declared value of the work or the value calculated using a method stipulated in the “Marshall Valuation Service” or such universal source of calculating valuation as the building official deems reasonable, practical and expedient.