

RURAL MUNICIPALITY OF WILLOWDALE NO. 153

BYLAW NO. 5/2023

A BYLAW TO ESTABLISH FEES FOR BUILDING PERMITS

“Building Permit Fees Bylaw”

The Council of the Rural Municipality of Willowdale No. 153 in the Province of Saskatchewan enacts as follows:

1. In this Bylaw:
 - a) “Council” shall mean the council for the municipality;
 - b) “Municipality” shall mean the Rural Municipality of Willowdale No. 153;
 - c) “Building Official” shall mean the person who holds a building official license and has been appointed by the municipality to provide building official services; and
 - d) “Value of Construction (VOC)” shall mean the total costs to the owner for the building construction in its completed form and includes the cost of all building work, materials or construction, building systems, labour and overhead and profit of the contractors and subcontractors.
 - e) “Owner” shall mean:
 - i. any person who has the right, title, estate or interest in land, improvements or premises other than that of a mere occupant, tenant or mortgagee;
 - ii. any person, firm or corporation that controls the property under consideration; or
 - iii. if the building is owned separately from the land on which the building is located, the owner of the building.
 - f) “Owner’s Representative” shall mean any person, company, employee or contractor who has authority to act on behalf of an owner.
2. Pursuant to this bylaw, fees for building permits shall be calculated as follows:
 - a) $(VOC \times \$3.55)/1000$ with a minimum fee of \$200.00
 - b) Permit Administration Fee of \$50.00
 - c) SAMA Fees of \$25.00
3. The Value of Construction is to be calculated by the owner or owner’s representative for all projects. Should the VOC calculated by the owner or owner’s representative be determined to be unreasonable, the VOC shall be determined by the building official.
4. A refundable deposit shall be paid in addition to the building permit fees. The deposit shall be refundable upon proof of completion from the building official. The deposit shall be calculated as follows:
 - a) \$500.00 for \$25,000.00 or less VOC
 - b) \$1,000.00 for \$25,000.01 to \$250,000.00 VOC
 - c) \$1,500.00 for \$250,000.01 to \$500,000.00 VOC
 - d) \$2,000.00 for \$500,000.01 or more VOC
5. The building permit fees will cover the plan review and all scheduled inspections.
6. Building permits shall not be issued until building permit fees have been paid in full.
7. Construction beginning in the municipality without a valid building permit will be subject to a fine of \$1,000.00.
8. Additional fees may be charged if additional inspections are required due to the owner or owner’s representative failing to notify the municipality and the building official in accordance with Section 7 of *The Construction Codes Act* and Section 11 of the Building Bylaw.
9. Additional fees and fines will be invoiced to the owner and shall be considered a debt due to the municipality and may be recovered from the owner of the land or premises in which the work was carried out in accordance with section 369 of *The Municipalities Act*.



Read a third time and adopted this
17th day of November, 2023

Larry Sippola

Reeve – Larry Sippola

Chrissy Bodnarchuk

Administrator – Chrissy Bodnarchuk

Certified a true copy of Bylaw No. 5/2023
Adopted by the Council of the R.M. of
Willowdale No. 153 on the 17th day of
November, 2023

Chrissy Bodnarchuk

Administrator

