

**CITY OF LANGFORD
BYLAW NO. 2121**

**A BYLAW TO AMEND BYLAW NO. 1160,
“LANGFORD BUILDING BYLAW NO. 1160, 2008”**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

- A. Bylaw No. 1160 cited as “Building Bylaw No. 1160, 2008” is amended as follows:
1. By deleting Appendix “A” to Bylaw No. 1160 and replacing it with Appendix “A” attached to this bylaw.
- B. That the fees automatically be adjusted effective May 1 of each year by the annual percentage change in the All Items Consumer Price Index (CPI) for Greater Victoria for the then most recently ended calendar year as published by Statistics Canada or successor in function.
- C. This Bylaw may be cited for all purposes as “Langford Building Bylaw No. 1160, Amendment No. 16, Bylaw No. 2121, 2025”.

READ A FIRST TIME this day of , 2025.

READ A SECOND TIME this day of , 2025.

READ A THIRD TIME this day of , 2025.

ADOPTED this day of , 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.
2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.
3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be **\$63.41**. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of **\$63.41** for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.
4. **Reduction of Fee Where a Certified Registered Professional Reviews** - Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:
 - (a) For permits \$1,000.00 or less in value **\$63.41**
 - (b) For permits in excess of \$1,000.00, the fees shall be **\$63.41** for the first thousand, plus **\$12.66** per thousand or part for the next \$99,000.00, plus **\$10.18** per thousand, or part thereof, for the next \$900,000, plus **\$5.12** per thousand, or part thereof, for the next \$14,000,000, plus **\$2.58** per thousand or part thereof for all values in excess of \$15,000,000.
 - (c) For extension of permit **\$63.41**
 - (d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application:
 - (1) For permits with a construction value of \$200,000 or less **\$123.22**
 - (2) For permits with a construction value more than \$200,000 **\$1,196.97**

(e) Revision fees

(1) For permits with a construction value of \$500,000 or less	\$63.41
(2) For permits with a construction value of more than \$500,000	\$126.81

2. The value of construction shall be the greater of:

(a) the contract price including taxes and a reasonable allowance for extras, or

(b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".

3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: **\$63.41** plus deposits and fees as required.

4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be **\$126.81**.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

(a) For each fixture	\$19.15
(b) For any alteration or replacement not involving installation of a fixture	\$31.70
(c) For each internal roof leader	\$12.66
(d) Hydronic heating system	\$63.41

2. Sewer Connections:

(a) House storm drain	\$31.70
(b) House sanitary sewer	\$31.70
(c) House sanitary sewer and removal or de-commission of septic tank	\$63.41
(d) For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	\$31.70
(e) Manholes, catch-basins or interceptors	\$63.41
(f) Pumping stations	\$63.41

3. Fire Protection Equipment:	
(a) Sprinkler system 1 to 8 sprinkler heads	\$38.03
(b) Each additional 20 sprinkler heads	\$25.37
(c) Standpipe hose outlets	\$25.37
(d) Fire Hydrants	\$25.37
4. Hot Water Storage Tank	\$19.15
5. Residential Irrigation Backflow Valve	\$38.03
6. Commercial Irrigation Backflow Valve	\$126.81
7. Water and drain connections for a swimming pool (each)	\$19.15
9. Minimum plumbing permit fee	\$19.15
10. Water service connection to property line	\$31.70

D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1. Chimney	\$31.70
2. Fireplace Including Chimney	\$50.85
3. Unused Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	\$31.70
4. Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$50.85
5. Installation or replacement of a residential above-ground oil supply tank	\$31.70