OTTAWA DEMOLITION CONTRACTORS

Permits & Inspections

When the City of Ottawa requires a demolition permit, the 2026 fee, the review time and inspections.

5 Expert Answers from Demolition IQ

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Q1

How does Ottawa work out the demolition permit fee for a large building?

The City's 2026 fee schedule sets the demolition permit fee at $117 for the first 5,000 square feet (464.5 square metres) of gross floor area, or any portion of that first 5,000 square feet, plus $12.75 for each additional 1,000 square feet beyond that. The fee is based on gross floor area.

A straightforward example: a building with 6,000 square feet of gross floor area would be $117 for the first 5,000 square feet, plus $12.75 for the remaining 1,000 square feet, for a total of $129.75. The City's fee schedule notes that a sewer disconnection fee may also apply, though we did not find the amount published.

One figure worth knowing separately: the City's Demolition Review Form asks four questions about the project. If the building is more than three storeys, has a footprint over 600 square metres (6,458 square feet), if demolition goes below the footing of an adjacent building, or if explosives or lasers are involved, the applicant must submit a demolition brief and retain a Professional Engineer for general review. That is a separate cost from the permit fee itself.

For large buildings, two other charges can come into play. If demolition starts before the permit is issued on a Demolition Control property, the administrative surcharge is $1,170. On a designated heritage property, the surcharge is $3,510. For any other early start, the surcharge is 50 per cent of the permit fee, up to $10,000. These are surcharges, not the permit fee.

The application is made online through a My ServiceOttawa account, with a current site plan and the completed Demolition Permit Clearances Form signed off by each utility. The City lists a first review time of about 10 business days.

Before you apply, ask each contractor how they handle the designated substances list.

Q2

When does the City of Ottawa inspect a demolition, and how is it booked?

An inspection is required when demolition starts, and it is booked 48 hours in advance, according to the City of Ottawa. After the work is finished, the permit holder must give the City notice within two days of completion, under Building By-law 2014-220 s.29.

Those are the two time figures the City's demolition page and Building By-law give for this stage.

Booking the inspection

The City's guidelines say a My ServiceOttawa account is used to submit and manage permit applications and to request inspections. The permit holder is responsible for both bookings: the 48-hour advance request for the commencement inspection, and the notice within two days of completing the demolition.

A few things follow from this that are worth confirming with whoever holds the permit. The Building By-law allows a contractor to apply as the owner's authorized agent, so ask whether the contractor or the homeowner will be listed as permit holder, because that determines who is responsible for booking the inspection and filing the completion notice. If the contractor holds the permit, ask how they will confirm to you that both have been done and on what dates.

The permit application itself goes through a first review in about 10 business days, according to the City's demolition page.

Before signing, ask who will book the inspection and who will file the completion notice, and get the answer in the contract.

Q3

What is the City of Ottawa fee to demolish a 2,000 square foot house?

The City of Ottawa's 2026 fee schedule sets the demolition permit fee at $117 for the first 5,000 square feet of gross floor area. A 2,000 square foot house falls within that first tier, so the permit fee is $117.

That $117 covers the permit itself. The fee schedule notes that a sewer disconnection fee may also apply, though we did not find the amount the City charges for that. Each utility on the Demolition Permit Clearances Form may levy its own fee as well: The City's clearances form notes that fees may be levied by each utility, and we did not find what each one charges.

Two other charges are worth knowing so they are not confused with the permit fee. If the property is inside Ottawa's Demolition Control area and demolition starts before the permit is issued, the Building By-law 2014-220 sets an administrative surcharge of $1,170. On a designated heritage property the surcharge is $3,510. Neither figure is the permit fee; both are penalties for starting early.

The permit application goes through a My ServiceOttawa account and includes a current site plan and the completed Demolition Permit Clearances Form signed off by each utility. The City lists a first review time of about 10 business days.

Ask each contractor you speak with whether the designated substances list has been prepared and who is responsible for it before a price is confirmed.

Q4

Is $1,170 the Ottawa fee for demolishing a house under demolition control?

No. The $1,170 figure is an administrative surcharge, not the demolition permit fee.

The City's 2026 fee schedule sets the demolition permit fee at $117 for the first 5,000 square feet of gross floor area, plus $12.75 for each additional 1,000 square feet. A house under demolition control pays that same formula. The $1,170 is charged separately, on top of the permit fee, when someone begins demolishing a demolition control property before the permit has been issued.

Demolition Control By-law 2012-377 applies to residential properties within the boundaries shown on Schedule 1 of that by-law. If the property is inside that area, the owner needs a demolition control permit as well as the standard demolition permit. Whether a specific property falls inside the boundary is something to confirm with the City's Building Code Services, because the Schedule 1 boundary is a map and we did not find its limits described in text.

One thing worth knowing about the demolition control permit: if a building permit for a replacement building has already been issued, the Chief Building Official shall issue the demolition control permit. If there is no replacement building permit in hand, the General Manager may issue it with conditions, which can include requirements to grade, sod, seed and landscape the lot and to register an agreement on title. The Ward Councillor's agreement is also required in that case.

For the permit fee itself, take the gross floor area of the house in square feet, apply the formula above, and that is the City's fee. The City's page also notes that a sewer disconnection fee may apply, though we did not find the amount of that fee.

Check that the contractor's start date assumes both the demolition permit and the demolition control permit are already issued.

Q5

What goes into a demolition permit application in Ottawa?

A demolition permit application in Ottawa is filed online through a My ServiceOttawa account. The application has four main pieces: the completed permit application form, the fee, a current plan or survey with full dimensions, and the Demolition Permit Clearances Form signed off by each utility and authority connected to the property.

What the clearances form covers

The clearances form holds the longest published wait in the job. Each utility connected to the property signs it:

- City water (disconnect water utility)
- City sewer (disconnect sewer utility)
- Enbridge Gas, which requires 44 days from time of payment to disconnect natural gas service
- Hydro Ottawa or Hydro One (ask which one serves the property)
- Bell Canada and Rogers
- The Rideau Valley Conservation Authority's Ottawa Septic System Office, if there is a septic system
- Confirmation that any heating oil tank has been emptied

Because Enbridge Gas takes 44 days from payment, that arrangement needs to be made well before the permit application is complete.

The Demolition Review Form is also part of the package. It asks four questions: whether the building is more than three storeys; whether the footprint exceeds 600 square metres; whether demolition will go below the footing of an adjacent building; and whether explosives or lasers will be used. A yes to any of those means the applicant must also submit a demolition brief and retain a Professional Engineer for general review.

The 2026 permit fee is $117 for the first 5,000 square feet of gross floor area, plus $12.75 for each additional 1,000 square feet. A sewer disconnection fee may also apply; the City's fee schedule notes it but we did not find the amount.

The City's published first review time is 10 business days. An inspection is required at the start of demolition, booked 48 hours in advance, and the permit holder must give the City notice within two days of completing the work.

The designated substances list is a separate step: ask each contractor how they handle it before you sign with one.

Before work starts, make sure the written contract sets out exactly what comes down, where the work stops, who applies for the permit and who arranges each utility sign-off, where the debris goes, and the full payment schedule with dates.

Disclaimer: This guide is provided for informational purposes only by Ottawa Demolition Contractors. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before any demolition. The City requires a permit to demolish a building or structure, and every utility connected to the property signs off before the permit is issued. Information is current as of November 22, 2026 and may change. Visit **ottawademolitioncontractors.ca** for the latest answers.