

CITY OF PITTSBURGH

DEPARTMENT OF PERMITS,
LICENSES, AND INSPECTIONS



2026 FEE SCHEDULE

EFFECTIVE 1/1/2026

PERMIT FEES

ALL CONSTRUCTION PERMIT TYPES:		
Permit Applications:		
Base Permit Fee (Residential) \$6.00 per \$1,000 of Construction Value (Minimum: \$130 – Maximum: \$8,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Base Permit Fee (Commercial) \$7.00 per \$1,000 of Construction Value (Minimum: \$605 - Maximum: \$95,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Base Permit Fee (Sign) \$7.00 per \$1,000 of Construction Value (Minimum: \$350 – Maximum: \$95,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Base Permit Fee (Stormwater) \$7.00 per \$1,000 of Construction Value (Minimum: \$605 – Maximum: \$95,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Permit Amendments:		
Base Permit Fee (Residential) \$6.00 per \$1,000 of Change in Construction Value (Minimum: \$130 – Maximum: \$8,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Base Permit Fee (Commercial) \$7.00 per \$1,000 of Change in Construction Value (Minimum: \$605 – Maximum: \$95,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Base Permit Fee (Sign) \$7.00 per \$1,000 of Change in Construction Value (Minimum: \$350 – Maximum: \$95,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
Base Permit Fee (Stormwater) \$7.00 per \$1,000 of Change in Construction Value (Minimum: \$605 – Maximum: \$95,000)	40% of Base Fee (Non-Refundable) Due at Application; Remainder of Base Fee Due at Issuance.	
License Holder Change Amendment	Per permit	\$ 50.00
Fee Calculation:		
For help in calculating your permit fee, please see PLI’s Fee Calculator at https://www.pittsburghpa.gov/Business-Development/Permits-Licenses-and-Inspections/Fees/Fee-Calculator		

PERMIT FEES (CONTINUED)

ADDITIONAL PERMIT FEES AND DISCOUNTS:		
State Education & Training Fund (SETF)	Per permit	\$ 4.50
Digital Record Retention Fee	Per permit	\$ 5.00
Technology Fee:		
Fees are assessed based on range of Base Permit Fee	Base Permit Fee Range	Fee
	\$0 - \$200	\$ 2.00
	\$201 - \$1,000	\$ 5.00
	\$1,001 - \$10,000	\$ 15.00
	\$10,001 +	\$ 25.00
Fire Alarm System Permit and Fire Suppression System Permit Maintenance Fee (on issuance)	each	\$100.00
Third Party Agency Discount	15% of Base Fee on applicable permit types	
OVERTIME INSPECTIONS:		
Commercial Overtime Inspection	Three-hour inspection minimum	\$ 699.00
	Additional hour	\$ 262.00
Residential Overtime Inspection	Three-hour inspection minimum	\$ 150.00
	Additional hour	\$ 58.00
CERTIFICATE OF OCCUPANCY AND OCCUPANT LOAD PLACARD FEES:		
New Certificate of Occupancy Fee*:		
Commercial		
Temporary Events, Structures, and Seating	each	\$ 130.00
All Others	each	\$ 575.00
Signs	each	\$ 0.00**
Residential	each	\$ 130.00
* Certificate of Occupancy fees will no longer be charged on permits that include scopes beyond Approve Use.		
** Certificates of Occupancy for Signs are now issued at no charge.		
Occupant Load Placards:		
New	each	\$ 375.00
Replacement	each	\$ 100.00
FLOODPLAIN REVIEW FEES:		
Floodplain Review (Non-Substantial)	each	\$ 175.00
Floodplain Review (Substantial)	each	\$ 675.00

PERMIT FEES (CONTINUED)

ACCELERATED PLAN REVIEW FEES:	
Commercial Accelerated Plan Review*	Building Development Application: 1.5% of Value of Construction, Minimum: \$2,500 – Maximum: \$95,000 All Other Commercial Permits: 1.0% of Value of Construction, Minimum: \$1,500 – Maximum: \$95,000
Residential Accelerated Plan Review*	1.0% of Value of Construction, Minimum: \$500 – Maximum: \$9,200
<i>* Depending on availability (See PLI Bulletins for more information)</i>	

BOARD AND MEETING FEES

BOARD OF APPEALS & LICENSE AND REVIEW BOARD:		
Board of Appeals Hearing (Commercial Structure)	Per appeal	\$ 425.00
Board of Appeals Hearing (Residential Structure)	Per appeal	\$ 175.00
License and Inspection Review (LIR) Board Hearing	Per appeal	\$ 150.00

PRE-APPLICATION PLAN REVIEW MEETING:	
Residential Pre-Application Plan Review Meeting	0.25% of project value, Minimum: \$125 – Maximum: \$7,000
Commercial Pre-Application Plan Review Meeting	0.25% of project value, Minimum: \$125 – Maximum: \$7,000

LICENSE FEES

TRADE LICENSES:		
Electrical	Initial and annual renewal	\$ 90.00
Fire Suppression	Initial and annual renewal	\$ 90.00
General Contractor	Initial and annual renewal	\$ 90.00
HVAC/Mechanical	Initial and annual renewal	\$ 90.00
Sign Contractor	Initial and annual renewal	\$ 90.00
Stationary Engineer	Initial and annual renewal	\$ 90.00
Trade License Late Fee	each license	\$ 50.00

LICENSE FEES (CONTINUED)

BUSINESS LICENSES:		
Bed & Breakfast Establishment	Initial and annual renewal	\$ 135.00
Parking Lots	Initial and annual renewal	\$ 135.00
Second Hand Dealer	Initial and annual renewal	\$ 135.00
Solicitation (Tag Day)	Initial and annual renewal	\$ 50.00
Towing License (Lot)	Initial and annual renewal	\$ 135.00
Peddler	Initial and annual renewal	\$ 75.00
Mobile Vehicle Vendor	Initial and annual renewal	\$ 135.00
Stationary Vendor	Initial and annual renewal	\$ 135.00
Ticket Reseller	Initial and annual renewal	\$ 75.00
Business License Late Fee	each license	\$ 50.00

REGISTRATIONS:		
Child Care Facility Lead Registration	Initial and annual renewal	\$ 50.00
Rental Registration Fee (per property)	Initial and annual renewal	\$ 16.00
Rental Registry General Inspection Fee (per Rental Permit)	Initial and renewal (For more information see Rental Registry Rules & Regulations)	\$ 5.50
Rental Registry Unit Inspection Fee (per unit)	Initial and renewal (For more information see Rental Registry Rules & Regulations)	\$ 14.00
Overtime Registration Inspection	Three-hour inspection minimum	\$ 175.00
	Additional hour	\$ 58.00