

# LEED Pricing



## LEED v4 and LEED v4.1

Registration fees are calculated and paid through the online registration process; receipt of payment determines the date of registration. The certification fee is based on your project's rating system and size; it is calculated and paid within LEED Online when the project team submits documentation for review. Project teams may prepay certification fees at any time. LEED Online reflects Canadian pricing (in Canadian Dollars) and member discounts. Registration and certification fees are not refundable and may change at any time. Fees for Credit Interpretation Requests (CIR) are not refundable and may change at any time.

### Discounts for members

Member discounts for registration and certification are determined automatically based on the membership status of the individual processing the transaction. Member discounts on registration or certification fees apply to current Specialist members of the CAGBC.

## LEED Canada

Registration fees were calculated and paid through the online registration process; receipt of payment determines the date of registration. The certification fee is based on your project's rating system and size; it is calculated and paid when the project team submits documentation for review. Certification fees should be calculated using the [Certification fee submittal form](#), which must be completed and enclosed with payment. Registration and certification fees are not refundable and may change at any time. Fees for Credit Interpretation Requests (CIR) are not refundable and may change at any time.

### Discounts for members

Member discounts for Registration were determined automatically based on the CAGBC membership status of the person registering the project online. To be eligible for member discounts on Certification fees, the organization that owns the building (or which occupies the space, in the case of commercial interiors) must be a current Specialist member of the CAGBC. The following exceptions apply:

- Public-private-partnerships (P3): the organization which owns the building or any organization that is a member of the P3 consortium responsible for financing of the project may qualify the project for member rates. Applies to Building Design and Construction rating systems.
- Managed and operated under contract: the organization which owns or is responsible for the ongoing management and operation of the building may qualify the project for member rates. Applied to Operations and Maintenance rating systems.

### Discounts for governments and non-profits

Project buildings (or spaces, in the case of commercial interiors) that are owned by government and non-profit organizations, as well as all education and healthcare facilities, are eligible for a 10% discount on certification fees. The owner is defined as the organization holding title to the project building and recognized by law as having rights, responsibilities, and ultimate control over the building. The 10% discount is applied to the Specialist members or Advocate members and non-members rates stated below, as applicable.



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## Building Design and Construction Fees

Building Design and Construction Fees	Specialist members	Advocate members and non-members
<b>Registration</b>		
Registration	\$1,500	\$1,900
<b>Precertification Review (optional, v4 only)</b>		
Flat Fee per building	\$6,500	\$8,500
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000	\$10,000
<b>Standard Certification Review</b>		
2,500 m <sup>2</sup> or less	\$4,800	\$6,500
2,501-25,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.85	\$1.15
25,001-150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.25	\$0.30
>150,000 m <sup>2</sup> (per additional m <sup>2</sup> for certification)	\$0.15	\$0.20
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 2500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 2500 m <sup>2</sup>



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Building Design and Construction Fees	Specialist members	Advocate members and non-members
<b>Split Certification Review: Design</b>		
2,500 m <sup>2</sup> or less	\$3,890	\$5,800
2,501-25,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.45	\$0.60
25,001-150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.13	\$0.16
>150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.08	\$0.10
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 2500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 2500 m <sup>2</sup>
<b>Split Certification Review: Construction</b>		
2,500 m <sup>2</sup> or less	\$3,890	\$5,800
2,501-25,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.45	\$0.60
25,001-150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.13	\$0.16
>150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.08	\$0.10
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 2500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 2500 m <sup>2</sup>



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Building Design and Construction Fees	Specialist members	Advocate members and non-members
<b>Appeals</b>		
Complex credits (cost per credit, LEED v4)	\$1,000	
All other credits (cost per credit)	\$750	
Expedited review per credit (cost per credit, LEED v4)	\$750	
<b>Formal Enquiries</b>		
Project CIRs	\$385	

For projects of two or more buildings, see [Group Certification Approach](#).  
 Project size is determined by gross floor area (GFA). [Read the definition of GFA](#).



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## Interior Design and Construction

Interior Design and Construction Fees	Specialist members	Advocate members and non-members
<b>Registration</b>		
Registration	\$1,500	\$1,900
<b>Combined Certification Review</b>		
500 m <sup>2</sup> or less	\$3,200	\$4,700
501-11,999 m <sup>2</sup> (per additional m <sup>2</sup> )	\$1.73	\$2.54
12,000 m <sup>2</sup> or greater	\$23,100	\$34,000
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 500 m <sup>2</sup>
<b>Split Certification Review: Design (Not applicable to LEED Canada)</b>		
500 m <sup>2</sup> or less	\$3,100	\$3,850
501-11,999 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.87	\$1.27
12,000 m <sup>2</sup> or greater	\$13,050	\$18,460
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 500 m <sup>2</sup>



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<b>Split Certification Review: Construction (Not applicable to LEED Canada)</b>		
500 m <sup>2</sup> or less	\$3,100	\$3,850
501-11,999 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.87	\$1.27
12,000 m <sup>2</sup> or greater	\$13,050	\$18,460
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 500 m <sup>2</sup>
<b>Appeals</b>		
Complex credits (cost per credit, not applicable to LEED Canada)	\$1,000	
All other credits (cost per credit)	\$750	
Expedited review per credit (cost per credit, not applicable to LEED Canada)	\$750	
<b>Formal Enquiries</b>		
Project CIRs	\$385	

Project size is determined by gross floor area (GFA). [Read the definition of GFA.](#)



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## Building Operations and Maintenance (LEED Canada and LEED v4)

Building Operations and Maintenance (LEED Canada and LEED v4) Fees	Specialist members	Advocate members and non-members
<b>Registration (initial certification only)</b>		
Registration	\$1,500	\$1,900
<b>Precertification (optional, v4 performance path projects only)</b>		
Flat Fee per building	\$6,500	\$8,500
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000	\$10,000
<b>Certification Review (initial or recertification)</b>		
2,500 m <sup>2</sup> or less	\$4,800	\$6,500
2,501-25,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.85	\$1.15
25,001-150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.25	\$0.30
>150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.15	\$0.20
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$10,000 + \$0.05 per square metre above 2500 m <sup>2</sup>	\$13,000 + 0.07 per square metre above 2500 m <sup>2</sup>



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Building Operations and Maintenance (LEED Canada and LEED v4) Fees	Specialist members	Advocate members and non-members
<b>Appeals</b>		
Complex credits (cost per credit, LEED v4)		\$1,000
All other credits (cost per credit)		\$750
Expedited review per credit (cost per credit)		\$750
<b>Formal Enquiries</b>		
Project CIRs		\$385

For projects of two or more buildings, see [Group Certification Approach](#).  
Project size is determined by gross floor area (GFA). [Read the definition of GFA](#).



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## Building Operations and Maintenance (LEED v4.1)

Building Operations and Maintenance (LEED v4.1) Fees	Specialist members	Advocate members and non-members
<b>Registration (initial certification only)</b>		
Registration	\$1,700	\$2,300
<b>Precertification (optional)</b>		
Flat Fee per building	\$6,500	\$8,500
<b>Certification Review: Valid for 3 years</b>		
2,500 m <sup>2</sup> or less	\$2,400	\$3,200
2,501-25,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.42	\$0.56
25,001-150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.15	\$0.20
>150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.095	\$0.12
<b>Appeals</b>		
Complex credits (cost per credit)	\$1,000	
All other credits (cost per credit)	\$750	
Expedited review per credit (cost per credit)	\$750	
<b>Formal Enquiries</b>		
Project CIRs	\$385	

LEED v4 and LEED v4.1 Building Operations and Maintenance is a first-time certification for an existing building; for recertification, see [Recertification pricing](#). For projects of two or more buildings, see [Group Certification Approach](#). Project size is determined by gross floor area (GFA). [Read the definition of GFA.](#)



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## Recertification

Recertification Fees	Specialist members	Advocate members and non-members
<b>Certification Review: Valid for 3 years</b>		
2,500 m <sup>2</sup> or less	\$2,400	\$3,200
2,501-25,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.42	\$0.56
25,001-150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.15	\$0.20
>150,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.095	\$0.12
<b>Appeals</b>		
Complex credits (cost per credit)	\$1,000	
All other credits (cost per credit)	\$750	
Expedited review per credit (cost per credit)	\$750	
<b>Formal Enquiries</b>		
Project CIRs	\$385	

For projects of two or more buildings, see [Group Certification Approach](#).  
 Projects pursuing LEED Recertification must contact CAGBC to process your payment and receive pricing that reflects CAGBC member discounts. Project size is determined by gross floor area (GFA).  
[Read the definition of GFA.](#)



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## Neighbourhood Development

All projects are subject to the Initial Stage Review fee, which includes both a Preliminary and Final Review with GBCI. Projects are only subject to a Subsequent Stage Review fee if they have previously successfully completed a stage of LEED ND certification and are returning for another round of review. For example, a project would pay the Initial Stage Review fee to submit a Plan Review and upon completion may pay the Subsequent Stage Review fee to submit a Built Project Review. For additional information on the available LEED ND review stages please refer to the [Certification Guide](#).

Neighbourhood and Development Fees	First 20 Acres	21-100 Acres	More than 100 Acres
<b>Registration</b>	<b>\$2,700 (for all)</b>		
Smart Location and Linkage (SLL) Prerequisite Review (Optional for LEED v2009)	\$4,000 (for all)		
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$9,000 (for all)		
Smart Location and Linkage (SLL and Neighborhood Pattern and Design (NPD) Prerequisite Review (Optional for LEED v4)	\$9,000 (for all)		
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$9,000 (for all)		
<b>Initial Stage Review</b>	<b>\$33,000</b>	<b>\$650 per acre</b>	<b><a href="#">Contact CAGBC</a></b>
Expedited review (reduce from 30-35 business days to 15-17, available based on review capacity)	\$36,000 (for all)		
<b>Subsequent Stage Review</b>	<b>\$18,000</b>	<b>\$650 per acre</b>	<b><a href="#">Contact CAGBC</a></b>
Expedited review (reduce from 30-35 business days to 15-17, available based on review capacity)	\$22,000 (for all)		



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<b>Appeals</b>	<b>\$750 per credit (for all)</b>
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$750 per credit (for all)

All LEED-ND projects larger than 320 acres must [contact CAGBC](#) about pricing.

## Homes: Single Family Homes

Single Family Home Fees*	Specialist members	Advocate members and non-members
<b>Registration (cost per unit)</b>		
<10 units	\$215	\$260
10-24 units	\$190	\$235
25-49 units	\$160	\$205
50-99 units	\$130	\$175
>100 units	\$100	\$145



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Certification		
Regular submittal	\$255 per unit	\$305 per unit
Batch submittal***	\$255 per batch + \$75 per unit	\$305 per batch + \$115 per unit
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$1500	
Appeals	\$300	
Formal Inquiries (Project CIRs)	\$385	

\*In LEED v4, single family homes are detached homes and/or homes separated from adjoining units by vertical dividing walls, for example a side-by-side townhome. Units that are separated by horizontal dividing walls are considered multifamily low-rise buildings, for example a triplex with 3 units stacked above grade. In LEED v4.1, single family homes also includes multifamily buildings of up to four units, regardless of whether they are separated by horizontal dividing walls.

\*\* A batch submittal is 2 or more homes submitted for certification at the same time, using the same project checklist and targeting the same credits.



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## Homes: Multifamily Lowrise

Applies to LEED Canada and LEED v4

Homes: Multifamily Lowrise Fees*	Specialist members	Advocate members and non-members
<b>Registration**</b>		
Registration	\$1,200	\$1,500
<b>Certification**</b>		
1,000 m <sup>2</sup> or less	\$900	\$1,200
>1,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.50	\$0.65
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$1500	
Appeals	\$300	
Formal Inquiries (Project CIRs)	\$385	

\* Multifamily low-rise refers to multifamily housing, for example apartments or condominiums, with units stacked up to 3 conditioned stories above grade.



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## Multifamily Midrise

Homes: Multifamily Midrise Fees	Specialist members	Advocate members and non-members
<b>Registration**</b>		
Registration	\$1,200	\$1,500
<b>Certification</b>		
1,000 m <sup>2</sup> or less	\$900	\$1,200
>1,000 m <sup>2</sup> (per additional m <sup>2</sup> )	\$0.50	\$0.65
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$1500	
Appeals	\$300	
Formal Inquiries (Project CIRs)	\$385	



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## Campus

Campus Fees	Specialist members	Advocate members and non-members
<b>Campus approach (master site) (LEED v4)</b>		
Master Site Registration	\$1,600	\$2,200
Each individual on-campus project registration	\$1,600 per building or space	\$2,200 per building or space
<b>Precertification Review (LEED v4)</b>		
Master site	Cannot be submitted for precertification	
Each individual on-campus project	\$6,000	\$7,700
<b>Combined Review : Design and Construction &amp; Operations and Maintenance (LEED v4)</b>		
Master Site	\$2,700	\$3,600
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$18,000	
Each individual on-campus project	20% off standard certification fees*	



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Campus Fees	Specialist members	Advocate members and non-members
<b>Campus approach (master site) (LEED v4)</b>		
<b>Split Review : Design (LEED v4)</b>		
Master Site	\$2,100	\$2,700
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$9,000	
Each individual on-campus project	20% off standard certification fees*	
<b>Split Review: Construction (LEED v4)</b>		
Master Site	\$900	\$1,400
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)	\$9,000	
Each individual on-campus project	20% off standard certification fees*	
<b>All projects (campus and group)</b>		
<b>Appeals</b>		
Complex credits (cost per credit, LEED v4)	\$1,500 per credit	
All other credits (LEED Canada and LEED v4)	\$750 per credit	
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity)(LEED v4)	\$750 per credit	

\* Please note that Group projects are not eligible for the 20% discount on certification fees even if they are utilizing campus credits from a Master Site.



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## Group Certification

Campus Fees	Specialist members	Advocate members and non-members
<b>Group Certification Approach</b>		
Registration (LEED v4)*	\$1,500 per building or space within group	\$1,900 per building or space within group
Group project certification: LEED v4 BD+C and O+M*	Standard certification fees as calculated per building or space within the group project	
Group project certification: LEED Canada BD+C	Certification fees determined by adding total building area, per the <a href="#">Certification Fee Submittal Form</a> .	
Group project certification: LEED Canada EB:O&M	For projects of two or more buildings using the certification pathways offered by the Application Guide for Multiple Building Projects in LEED Canada EB:O&M, certification fees are calculated at the regular cost for the largest building, plus the incremental cost of each additional building, where each additional building receives a 50% discount (per <a href="#">Certification Fee Submittal Form</a> ).	
<b>All projects (campus and group)</b>		
<b>Appeals</b>		
Complex credits (cost per credit, LEED v4)	\$1,500 per credit	
All other credits (LEED Canada and LEED v4)	\$750 per credit	
Expedited review (reduce from 20-25 business days to 10-12, available based on review capacity )(LEED v4)	\$750 per credit	

\* Registration, precertification review (CS only) and certification review fees for group projects are equivalent to what would be charged if each building or space within the group were registered and reviewed as a separate LEED project. However, fees for appeals and formal inquiries are assessed per group project, not per building or space within the group.



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# Volume Program

Applies to LEED v4

Volume Fees	Specialist members*
<b>Program fees</b>	
Program Admission Fee	\$18,000
Prototype Fee	\$54,000
<b>Volume Projects Fee</b>	
Projects 1-3 (per project)	\$3,600
Projects 4+ (maximum fee per project)	\$3,600
<b>Additional Fees or Services</b>	
Additional credit, re-precertified credit, additional credit approach, appeal, or CIR Review (prototype)	\$1,800
Individual credit, appeal, or CIR Review (volume project)	\$750
Additional or customized training (per training)	\$9,000
Remediation plan (if required)	\$9,000

\* [Contact us](#) for pricing for Advocate members or for non-members.



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