

FEES FOR ACTIVITIES ON CROWN LAND

(updated Sept. 22, 2009)

Applicants wishing to complete a land transaction with the Department of Natural Resources are required to pay all the fees and expenses associated with the transaction. These may include:

One-time or ongoing fees:	One-time or ongoing fees for transactions vary depending on the authority being granted in relation to the Crown land. These fees are set out in the list below. The Department has the discretion to charge a fee based on the appraised market value as an alternative to the established fee.
Administration Fee:	The administration fee is paid at the time of the creation of the authority or any renewal of the authority and is non refundable. It is subject to HST and does not apply to requests initiated by the Province. This fee is to cover a portion of the cost of document preparation and file administration. Administration fees are set out below.
Appraisal costs:	Crown land transactions are generally completed at fair market value as determined by an appraiser holding an AACI designation.
Survey costs:	If a survey is required, it must be completed by a Nova Scotia land surveyor.
Land migration costs:	If Crown land is being sold it must be registered in the land registration system. This one time fee may apply.
Aboriginal Consultation:	When activities occur on Crown land, aboriginal consultation may be required. Consultation may require archaeological research and other studies. These costs must be born by the applicant.
Subleases:	Subleasing is generally not authorized. In special circumstances a sublease may be permitted but must first receive the written consent and approval from the Department of Natural Resources and will be subject to an ongoing annual rental of the greater of: 10% of all fees charged for subleases or if an agreement exists between the lessee and the third party which does not specify an annual rent for the commercial use of the leased Crown lands: \$1,120.64 per sublease.
Deed Transfer tax:	If applicable
HST:	If applicable

A. EASEMENTS AND RIGHTS OF WAY

At the discretion of the Department of Natural Resources:

- additional fees and compensation may be negotiated for large projects, e.g., gas pipeline, power transmission trunk lines, etc., and
- the appraised value of the easement may be used in place of the one-time fee.

EASEMENT OR ROW FOR COMMERCIAL DEVELOPMENT:

For subdivision development, utility poles, etc.

Administration Fee.	\$672.60
One-Time Fee for multiple landowners (per hectare).	\$3,363.00
• Minimum One-Time Fee.	\$1,345.00

EASEMENT OR ROW FOR MUNICIPAL PURPOSE:

For utility easements (power poles and lines, sewer outfall pipes, etc.)

Administration Fee.	\$672.60
One-Time Fee (per hectare).	\$1,681.00
• Minimum One-Time Fee.	\$672.60

EASEMENT OR ROW FOR RESIDENTIAL, PERSONAL, WOOD LOT ACCESS:

For individual landowners to provide access to one property (not for subdivision into multiple lots)

Administration Fee.	\$672.60
One-Time Fee (per hectare).	\$672.60
• Minimum One-Time Fee.	\$268.80

EASEMENT OR ROW FOR ACCESS ACROSS FORMER RAIL CORRIDOR

For individual landowners across former rail corridor land

Administration Fee.	\$672.60
One-Time Fee (per hectare).	\$3,363.00
• Minimum One-Time Fee.	\$1,345.00

EASEMENT OR ROW FOR SUBMARINE COMMUNICATIONS:

Submarine communications and/or utility cable below Ordinary High Watermark of coastal Nova Scotia for public communications purposes including, but not limited to, fibre optics cable or coaxial cable.

Administration Fee.	\$672.60
One-Time Fee	
• for international installations (per cable).	\$56,032.00
• for interprovincial installations (per cable).	\$28,016.00

EASEMENT OR ROW FOR UTILITY COMPANY:

Administration Fee.	672.60
One-Time Fee (per hectare).	\$3,363.00
• Minimum One-Time Fee.	\$1,345.20

ESTABLISHED COMMUNITIES:

For the extension of electricity and communications services.

A minimum of eight landowners.	1.00
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B. GRANT OR DEED OF CROWN LAND

Administration Fee.	\$672.60
One-Time Fee	Appraised market value of the land

C. GRANT OF INFILLED CROWN LAND (WATERLOT)

Administration Fee.	\$672.60
One-Time Fee.	Appraised market value of the land

D. LAND EXCHANGE

Administration Fee (per parcel involved in the exchange).	\$336.30
One-Time Fee.	Appraised market value of difference*

* Most land exchanges are for land of equal value or provide a greater benefit to the province. If a land exchange is considered beneficial to the province, but the land being received by the Crown is of less value than the Crown land being offered in exchange, the applicant is required to pay the appraised market value of the difference between the value of the properties being exchanged.

E. LEASES

AGRICULTURAL LEASE:

To lease a new site or renew a lease

Administration Fee	\$672.60
Ongoing Annual Rental (the greater of)	
a). 3% of the appraised market value of the land	
b). 5% of the gross sales of agriculture production from the land	

To assign, transfer, amend or provide related agreements

Administration Fee	\$336.30
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CAMPSITE LEASE:

To lease a new site or to renew an existing lease (Note: new sites only as authorized by Cabinet)

Administration Fee	\$826.50
Ongoing Annual Rental	\$513.25

To assign, transfer, amend or provide related agreements:

Administration Fee	\$336.30
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COMMUNICATION & UTILITY LEASE:

To lease a new site or renew a lease

Administration Fee	\$672.60
Ongoing Annual Rental for:	

1. Commercial, Public Use Communications Tower (including but not limited to cellular, telephone, and paging communications; and transmission of television signals)
 - per tower per year - urban. \$6,720.00
 - per tower per year - rural. \$3,363.00
2. Private Use Communications Tower (including but not limited to intra-company communications system)
 - per tower per year. \$1,681.50
3. Rural Broadband Communications Tower
 - per tower per year. \$1,000.00
4. Community Based Communications Tower (including but not limited to remote television, radio and other community or non-profit based proposals)
 - per tower per year. \$672.60
5. Landing Site - International (for an international communications cable)
 - per cable per year. \$3,363.00
6. Landing Site - Inter-Provincial (for an inter-provincial communications cable)
 - per cable per year. \$1,681.50
7. Large Switching or Repeater Station (associated with, but not limited to, the transmission of electricity or communications signals)
 - per site per year. \$3,363.00
8. Small (Cabinet Size) Switching or Repeater Station (associated with, but not limited to the transmission of electricity or communications signals)
 - per site per year. \$672.60

Ongoing Annual Fee for Third Party Use or Sublease (the greater of):

- a) 10% of all fees charged for subleases
- b) \$1,120.64 per antenna, dish, receiver, or other structure

To assign, transfer, amend or provide related agreements

Administration Fee	\$336.30
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LEASE FOR MUNICIPALITY:

Administration fee to lease a new site or renew a lease:..... \$672.60
Ongoing Annual Rental (the greater of):
a) 5% of the appraised market value of the land
b) \$336.30

To assign, transfer, amend or provide related agreements:
Administration Fee. \$336.30

NON-PROFIT ORGANIZATION LEASE:

To lease a new site or renew a lease:

Administration Fee. \$672.60
Ongoing Annual Rental (per acre). \$5.60
• Minimum Ongoing Annual Rental \$28.00 per acre, \$13.83 per hectare

To assign, transfer, amend or provide related agreements:
Administration Fee. \$336.30

PEAT LEASE:

To lease a new site or renew a lease:

Administration Fee. \$672.60
Ongoing Annual Rental (per acre). \$1.12

To assign, transfer, amend or provide related agreements:
Administration Fee. \$336.30

PRIVATE COMMERCIAL LEASE:

To lease a new site or renew a lease:

Administration Fee. \$672.60
Ongoing Annual Rental (the greater of):
a). 10% of the appraised market value of the land
b) \$336.30

To assign, transfer, amend or provide related agreements:
Administration Fee. \$336.30

WATERLOT - COMMERCIAL LEASE:

To lease a new site or renew a lease

Administration Fee. \$672.60
Ongoing Annual Rental (the greater of):
a) 10% of the appraised market value of the land
b) \$336.30

To assign, transfer, amend or provide related agreements:
Administration Fee. \$336.30

WATERLOT - NON PROFIT ORGANIZATION LEASE:

To lease a new site or renew a lease

Administration Fee. \$672.60
Ongoing Annual Rental (per acre). \$5.60
• Minimum Ongoing Annual Rental \$28.00 per acre, \$13.83 per hectare

To assign, transfer, amend or provide related agreements:
Administration Fee. \$336.30

WIND ENERGY GENERATION LEASE:

To lease a new site or renew a lease

Administration Fee	\$672.60
Ongoing Annual Rental (per tower):	
1) For the first 10 year term per megawatt of capacity	\$3,924.00
Minimum Ongoing Annual Rental.	\$1,632.00
2) For second ten year term either (the greater of):	
a)	2% of gross revenue
b)	\$3925.00
Ongoing Annual Fee for Third Party Use or Sublease (the greater of):	
a)	10% of all fees charged for subleases
b)	\$1,120.64 per sublease

To assign, transfer, amend or provide related agreements:

Administration Fee.	\$336.30
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Letter of Authority for a test tower site (per tower).	\$224.20
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F. LETTERS OF AUTHORITY

To the benefit of the applicant; independent of an application for lease, easement or right of way

Administration Fee.	\$336.30
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G. LICENSES

ABANDONED RAIL LINE LICENSE:

Short line parallel use (non-conforming to standard policy)

Administration Fee.	\$336.30
One-Time Fee.	Determined by area requested and use intended

COMMUNICATION & UTILITY LICENSES:

Administration fee.	No fee
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One Time Fee: for terrestrial or submarine cables, pipes, wires, etc., for electricity, communication, water, sewage, effluent, etc. shall be either (the greater of):

a)	\$1.12 per metre
b)	\$560.30 per cable, pipe, wire, etc.

FISH SHED LICENSE:

Administration Fee.	\$336.30
Ongoing Annual Rental	\$112.10

MOORING GRID OR FIELD LICENSE:

Administration Fee.	\$336.30
Ongoing Annual Rental (per mooring).	\$28.00

PIPELINE LICENSE

For salt water intake & effluent

Administration Fee.	\$336.30
Ongoing Annual Rental.	\$112.10

H. PERMITS

FISH RESERVE PERMITS - COASTAL WATER:

Administration Fee.	\$56.00
Ongoing Annual Rental.	\$28.00

WHARF PERMITS - COASTAL WATER:

Includes: new wharf, repair to wharf, slipway, breakwater, dredging, seawall, shoreline protection, wharf removal

Administration Fee \$56.00