

FEES FOR ACTIVITIES ON CROWN LAND

(Effective April 1, 2015)

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. Applicants will be advised of the fees due and payable when the Department completes the initial review of the application and it is accepted for processing.

Details of fees for activities are listed below. Fees and expenses associated with a transaction may include the following:

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. The Minister or Cabinet have the discretion to charge a fee based on the appraised market value of Crown lands as an alternative to the established fee.
Administration Fee:	An administration fee to cover a portion of the cost of document preparation and file administration is required for some transactions and is non-refundable. It is subject to HST and does not apply to requests initiated by the Province.
Appraisal costs:	Crown land transactions are generally completed at market value. The applicant may be required to pay the cost of 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 lands are being sold they must be registered in the land registration system and this one-time fee would apply.
Aboriginal Consultation:	When activities occur on Crown lands aboriginal consultation may be required. Consultation may require archaeological research and other studies. These costs must be borne 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: \$1,221.22 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.....	\$747.83
One-Time Fee for multiple landowners (per hectare).....	\$3,738.91
• Minimum One-Time Fee.....	\$1,495.13

EASEMENT OR ROW FOR MUNICIPAL PURPOSE:

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

Administration Fee.....	\$747.83
One-Time Fee (per hectare)	\$1,869.43
• Minimum One-Time Fee	\$747.83

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.....	\$747.83
One-Time Fee (per hectare)	\$747.83
• Minimum One-Time Fee	\$298.78

EASEMENT OR ROW FOR ACCESS ACROSS FORMER RAIL CORRIDOR

For individual landowners across former rail corridor land

Administration Fee.....	\$747.83
One-Time Fee (per hectare)	\$3,738.91
• Minimum One-Time Fee	\$1,495.13

EASEMENT OR ROW FOR SUBMARINE COMMUNICATIONS:

For 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.....	\$747.83
One-Time Fee	
• for international installations (per cable)	\$62,305.87
• for interprovincial installations (per cable)	\$31,144.78

EASEMENT OR ROW FOR UTILITY COMPANY:

Administration Fee.....	\$747.83
One-Time Fee (per hectare)	\$3,738.91
• Minimum One-Time Fee	\$1,495.13

B. GRANT OR DEED OF CROWN LAND

Administration Fee.....	\$747.83
One-Time Fee	Appraised market value of the land

C. GRANT OF INFILLED CROWN LAND (WATERLOT)

Administration Fee.....	\$747.83
One-Time Fee	Appraised market value of the land

D. LAND EXCHANGE

Administration Fee (per parcel involved in the exchange)	\$373.78
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. CROWN LAND LEASES

TENDERS

Fees and ongoing rent for Crown leases offered through a public tendering process as described in Section 5.3 of the Crown Land Leasing Policy will be as set out in the tender document.

ASSUMED LEASES

Ongoing rent for the remaining term of any lease that is assumed by the Crown from a previous lessor will be at the rate set out in the lease document which was entered into by the previous lessor and the lessee.

AGRICULTURAL LEASE:

To lease a new site or renew a lease

Administration Fee.....	\$747.83
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.....	\$373.78
-------------------------	----------

COMMUNICATION & UTILITY LEASE:

To lease a new site or renew a lease

Administration Fee.....	\$747.83
-------------------------	----------

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\$7,475.61
 - per tower per year - rural.....\$3,738.91
2. Private Use Communications Tower (including but not limited to intra-company communications system)
 - per tower per year.....\$1,869.43
3. Rural Broadband Communications Tower
 - per tower per year.....\$1,089.74
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.....\$747.83
5. Landing Site - International (for an international communications cable)
 - per cable per year\$3,738.91
6. Landing Site - Inter-Provincial (for an inter-provincial communications cable)
 - per cable per year\$1,869.43
7. Large Switching or Repeater Station (associated with, but not limited to, the transmission of electricity or communications signals)
 - per site per year\$3,738.91
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\$747.83

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

- a) 10% of all fees charged for subleases
- b) \$1,221.22 per antenna, dish, receiver, or other structure

To assign, transfer, amend or provide related agreements
Administration Fee.....\$373.78

LEASE FOR MUNICIPALITY:

To lease a new site or renew a lease:

Administration fee \$747.83
Ongoing Annual Rental (the greater of):
a) 5% of the appraised market value of the land
b) \$373.78

To assign, transfer, amend or provide related agreements:
Administration Fee.....\$373.78

NON-PROFIT ORGANIZATION LEASE:

To lease a new site or renew a lease:

Administration Fee.....\$747.83
Ongoing Annual Rental (per hectare) \$15.37
• Minimum Ongoing Annual Rental \$31.13

To assign, transfer, amend or provide related agreements:
Administration Fee.....\$373.78

PRIVATE COMMERCIAL LEASE

To lease a new site or renew a lease:

Administration Fee.....\$747.83
Ongoing Annual Rental (the greater of):
a) 10% of the appraised market value of the land
b) \$373.78

To assign, transfer, amend or provide related agreements:
Administration Fee.....\$373.78

WATERLOT - COMMERCIAL LEASE:

To lease a new site or renew a lease:

Administration Fee.....\$747.83
Ongoing Annual Rental (the greater of):
a) 10% of the appraised market value of the land
b) \$373.78

To assign, transfer, amend or provide related agreements:
Administration Fee.....\$373.78

WATERLOT - NON PROFIT ORGANIZATION LEASE:

To lease a new site or renew a lease:

Administration Fee.....\$747.83
Ongoing Annual Rental (per hectare)\$15.37
• Minimum Ongoing Annual Rental \$31.13

To assign, transfer, amend or provide related agreements:
Administration Fee.....\$373.78

WIND ENERGY GENERATION LEASE:

To lease a new site or renew a lease..... \$7,000/MW for the first
10 years and the greater of 3% of revenue
or \$7,000/MW for the remaining term

Processing fee.....\$1495.66

F. CAMPSITE LEASES

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

Administration Fee.....\$918.65
Ongoing Annual Rental\$570.74

To assign, transfer, amend or provide relates agreements:

Administration Fee.....\$373.78

G. PEAT LEASES

To lease a new site or renew a lease:

Administration Fee.....\$747.83
Ongoing Annual Rental (per hectare)\$3.09

To assign, transfer, amend or provide related agreements:

Administration Fee.....\$373.78

H. LETTERS OF AUTHORITY

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

Administration Fee.....\$373.78

I. LICENSES

ABANDONED RAIL LINE LICENSE:

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

Administration Fee.....\$373.78
One-Time Fee Determined by area requested and use intended

COMMUNICATION & UTILITY LICENSES:

Administration fee No fee

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) per metre\$1.26
- b) per cable, pipe, wire, etc \$622.78

FISH SHED LICENSE:

Administration Fee.....\$373.78
Ongoing Annual Rental\$124.61

MOORING GRID OR FIELD LICENSE:

Administration Fee.....\$373.78
Ongoing Annual Rental (per mooring)\$31.13

PIPELINE LICENSE

For salt water intake & effluent:

Administration Fee.....\$373.78
Ongoing Annual Rental \$124.61

J. PERMITS

FISH RESERVE PERMITS - COASTAL WATER:

Permit Fee\$62.22
Ongoing Annual Rental\$31.13

WHARF PERMITS - COASTAL WATER:

Includes: new wharf (including floating docks); repair to wharf; addition of floating docks to existing wharf; construction of slipway, breakwater, seawall, or shoreline protection; dredging; and wharf removal

Permit Fee\$62.26
Annual Renewal Fee\$62.26