

Fees for planning and permit decisions by the City Planning Department as of 1 January 2025

Fees for the drawing up of detailed plans and their amendments

Category 1

An amendment concerning one plot or a similar site or another technical amendment with minor impacts. E.g. plot access arrangements, division of the maximum permitted floor area into two to make plot subdivision easier, no major amendments to the maximum permitted floor area.

EUR 3,000

Category 2

An amendment concerning one or several plots with more than minor impacts. E.g. revision of building areas, reorganisation of the maximum permitted floor area, no major amendments to the maximum permitted floor area (e.g. < 300 m² of floor area).

EUR 6,000

Category 3

An amendment that has more significant impacts but does not require particularly extensive planning or investigations. E.g. change of use from a workplace to housing, more significant amendments to the maximum permitted floor area, amendments affecting a large area.

EUR 10,000

Category 4

A plan with significant impacts. A demanding amendment that requires more extensive planning and/or an extensive cityscape examination and cooperation between different planning sectors. E.g. a change in a central and/or large plot or area with extensive impacts on the cityscape and the environment.

EUR 15,000–30,000

Category 5

A plan with significant impacts. A very extensive and demanding amendment that requires more extensive planning and/or an extensive cityscape examination and cooperation between different planning sectors. E.g. a very demanding block renovation or a very extensive change in land use. Significant impacts on the cityscape and/or extensive environmental impacts.

EUR 30,000–60,000

A public notice fee of EUR 1,800 or EUR 2,000 is added to the planning fee based on the significance of the plan's impacts and the related preparation and processing work.

In addition to the planning fee, the applicant must pay the following costs if the preparation and/or processing of the plan so requires:

- as a rule, 40% of the costs of the general plan for municipal engineering;
- the costs of other necessary required plans and investigations.

A fee will be charged for the preparation of a plot subdivision in connection with a plan amendment in line with the price list for cadastral procedures.

The fee for the rejection of a plan amendment application is EUR 2,000.

Fees to be collected for deviation decisions and placement permits in areas requiring planning

Deviation decision EUR 1,500

Placement permit in an area requiring planning EUR 2,000 + EUR 7.20/m²

Special category

- deviation from the detailed plan, the preparation of which has been more extensive than usual EUR 3,000–5,000
- significant deviation from the detailed plan EUR 5,000–10,000

Certified copy of the above decision EUR 100

If the decision on the application is negative, 75% of the above fees shall be collected.

A fee of EUR 350 shall be collected for the withdrawal of the application. If the preparation process has progressed to the decision phase when the application is withdrawn, the decision fee shall be collected in accordance with the price list.

If the hearing is carried out by the City Planning Department, the basic fee for hearing by letter shall be EUR 200, increased by EUR 50 for every letter to be sent.

Other fees

Public notice costs for permit matters at the preparatory phase under the authority of the City Planning Department EUR 550.

City consent to parcelling

- free of charge as an opinion for the National Land Survey of Finland
- EUR 50 as a separate decision