

Contaminated Sites Regulation **2026** Fees Updates

EXTERNAL GUIDANCE



Ministry of
Environment
and Parks

Table of Contents

Purpose	3
Background	3
Overview of Table 1	4
Detailed Table 1	4
Reconciliation Mandates.....	6
Overview of Table 2	6
Detailed Table 2	7
Overview of Table 3	15
When Hourly Rates Apply to Compliance Verification Activities or Additional Ministry Services	15
Other Fees Not Included in The Tables.....	16
Implementation and Next Steps.....	16

Purpose

The purpose of this document is to explain the 2026 updates to fees under the Contaminated Sites Regulation (CSR), including amendments to Schedule 3, Tables 1, 2 and 3.

It provides an overview of the new fee structure, highlights key changes from the previous regulation and explains how the updated fees apply to contaminated sites services. This guidance is intended to provide an overview of the new CSR fees framework which takes effect on July 1, 2026. The new fee framework was developed to align with the new Site Remediation System (SRS) services. Some services from Table 1 will not be available until the SRS is fully implemented.

Background

The Ministry of Environment and Parks (ministry) regulates the investigation and remediation of contaminated sites in British Columbia under the *Environmental Management Act* (EMA) and the Contaminated Sites Regulation (CSR). The ministry oversees a range of contaminated sites activities, including site identification, investigation, remediation, and compliance, and provides information to the public on regulatory requirements.

Site remediation services support redevelopment and land-use decision-making for industrial and commercial properties, public infrastructure, and housing projects. Site remediation can be triggered by a variety of factors, including due diligence during property transactions, municipal permit applications, land-use changes, and the decommissioning and cessation of commercial/industrial operations. In addition to these services, the EMA requires the establishment and maintenance of a publicly accessible registry to hold records for sites across the province. This Site Registry contains information on all sites that have engaged with the contaminated sites regulatory process, including sites that:

- have entered the program but may or may not be contaminated
- may be at different stages of investigation or remediation
- have been remediated to meet applicable standards

Fees for site remediation services were introduced in 1997 and were last reviewed in 2007. Since that time, demand for site remediation services and resourcing needs to appropriately manage complex submissions has increased. The updated fees reflect the ministry's incorporation of feedback gathered through the 2024 discussion paper and targeted engagement in 2025. Learnings gained from these engagements informed adjustments to fee amounts and the shift to simplified flat rate categories.

Overview of Table 1: Fees for Site Disclosure Statements and Information

The following section provides a detailed version of Table 1 and describes the fees for Site Disclosure Statements and access to information in the Site Registry. Except for custom reports, the services and information available remain the same as under the previous fee structure; however, fees and access methods have been updated. Submission requirements, and the purpose of the Site Registry, remain unchanged. A simplified, condensed version of Table 1 can be found in the Contaminated Sites Regulation.

**Table 1 – Detailed Version
Fees Relating to Site Disclosure Statements and Obtaining Information**

	Column 1	Column 2
Item	Action	Fee
1	Site Disclosure Statement: person provides a site disclosure statement to an approving officer or municipality	\$150
2	Information obtained by accessing the site registry through the ministry platform: person accesses	
	(a) site disclosure statement (or site profile)	\$50 per item
	(b) technical information <ul style="list-style-type: none"> • summary of site condition • detailed ecological risk assessment checklist • notification of independent remediation (initiation, completion or initiation/completion) • notification of migration • site risk classification report • preliminary or final determination • certificate of compliance • approval in principle of remediation plan • protocol decision 	\$50 per item
	(c) compliance reporting form <ul style="list-style-type: none"> • order • monitoring report or approved professional statement • high risk reporting • annual update 	\$50 per item
3	Information obtained from the site registry through the ministry platform: person accesses detailed technical reports <ul style="list-style-type: none"> • preliminary site investigation • detailed site investigation • confirmation of remediation 	\$150 per item

	<ul style="list-style-type: none"> • remediation plan • human health risk assessment • environmental risk assessment • detailed site condition report • performance verification plan • site registry site details report 	
4	Information obtained from the site registry through the ministry platform: annual subscription for notifications of new information about a site for the period of one year from the date of subscription or its renewal	\$50 per year
5	Information obtained from the site registry by manual retrieval of ministry records in non-digital form: person requests digital copies of records that require manual retrieval and digitization	\$100 per hour

The following provides a description for each item in Table 1.

1. Site Disclosure Statements

- Required to be submitted to municipalities or approving officers.
- Submission fee has increased from \$100 to \$150.

2. Information Obtained by Accessing the Site Registry

- Searches of the Site Registry are free; fees apply when requesting documents or information from the Site Registry or downloading a Site Details Report (through BC Registries). The process for requests remains unchanged: completing and submitting a Site Information Request.
- Document fees are based on size and complexity:
 - \$50 for a site disclosure statement, technical information or a compliance reporting form.
 - \$150 for each detailed technical report.
- Custom reports are no longer available.

3. The subscription services will be available when the SRS is fully implemented

4. Information obtained by manual retrieval of non-digitized records

- Applies when ministry staff must scan and/or email documents that are not yet digitized.
- Fee is \$100 per hour. This hourly rate is in addition to the fee charged for the documents themselves.

5. Information from BC Registries

- The additional fee for accessing information in BC Registries databases only applies to site details reports in Table 1 item 3.

- This fee is no longer listed in Table 1 because it is charged by BC Registries, not the Site Remediation Program (SRP).

Reconciliation Mandates:

First Nation governments and Modern Treaty Nations will be exempt from paying fees for items 2 (a) (b) (c), 3 and 4 in Table 1. Providing First Nation governments and Modern Treaty Nations with free access to contaminated sites information in the Site Registry is essential for respecting Indigenous rights to self-determination and cultural preservation. Access to accurate data enables effective participation in discussions and decisions related to policy, programs, and development initiatives that affect their communities. First Nation governments can request a site details report(s) and other Site Registry information by emailing Advisor.SiteInformation@gov.bc.ca.

Overview of Table 2: Fees for Services and Functions Provided Directly by the Ministry or Persons on Behalf of the Ministry

Table 2 – Fees for Services and Functions Provided Directly by the Ministry or Persons on Behalf of the Ministry was amended to align fees with the services provided, and to introduce new flat-rate categories, which were previously charged at an hourly rate.

Under the previous regulation, Section 9(9) provided a fee credit for each hour of work related to a specific flat-rate category. With the introduction of the new flat-rate structure, this credit system will be discontinued. Applicants now pay only the specific fee associated with the service they require, which is based on the average amount of time to complete the service at a rate of \$300 per hour. There are no additional hours charged under the new fee structure.

The following section provides a detailed version and a description of each activity in Table 2. The services listed are the same services previously offered by the ministry; however, they are now grouped differently under the updated fee structure. A simplified, condensed version of Table 2 can be found in the Contaminated Sites Regulation.

**Table 2 – Detailed Version
Flat Fees for Certain Ministry Services or Functions**

	Column 1	Column 2
Item	Action or Activity	Fee
1	Request for determination of a contaminated site under Section 44 of the Act	\$5,000
2	Request for approval in principle	
	(a) of a remediation plan under Section 53 (1.1) of the Act	\$5,000
	(b) additional fee for an approval in principle if a person is ordered by a director to investigate or remediate a site	\$20,000
3	Review of a summary of site condition report or detailed site condition report	\$5,000
4	Request to a director	\$5,000
	(a) Person requests review of background substance concentrations for a site under CSR Sections 11, 17 or 18	
	(b) Person requests a determination as to a person's minor contributor status	
	(c) Person requests a notice from a director stating the director does not require site investigation (release under scenario 1)	
	(d) Person requests a notice from a director stating that the site would not present a significant threat or risk if the application were approved (release under scenario 2)	
	(e) Person requests a preapproval	
5	Request for allocation panel	
	(a) person requests the appointment of an allocation panel	\$5,000
	(b) person requests an allocation panel opinion and an allocation panel carries out the work and provides an opinion	\$1,000 per panel member per day
6	Review of interim report for the remediation of a contaminated site in accordance with an applicable director's protocol made under Section 64 (1)(d) of the Act	\$5,000
7	Review of preliminary site investigation report	\$10,000
8	Review of a covenant	\$10,000
9	Complex request to a director	\$10,000
	(a) Person requests a voluntary remediation agreement	
	(b) Person requests a transfer agreement under Part 5 of the Act	
	(c) Person requests a review of site-specific standards for a site under CSR Sections 11 or 17	

	(d) Person requests a notice from a director stating the director has received a remediation plan supporting independent remediation of the site (release under scenario 3) (e) Person requests a reclassification per Protocol 12 – Site Risk Classification	
10	Request for certificate of compliance	\$10,000
11	Request for indemnification for the purposes of Sections 67 (1)(b), 68 (1)(b), or 69 of the Act provided under the <i>Financial Administration Act</i>	\$15,000
12	Review of a confirmation of remediation report	\$15,000
13	Review of the following:	\$20,000
	(a) remediation plan	
	(b) human health risk assessment report	
	(c) environmental risk assessment report	
14	Request for designation as an environmental management area	\$20,000
15	Review of a detailed site investigation report	\$30,000
16	Request for compliance verification activity or additional ministry service, other than a specified request or review, with a flat fee for the applicable period of time required or estimated to require:	
	(a) up to and including 4 hours	\$1,000
	(b) more than 4 hours and up to and including 9 hours	\$2,500
	(c) more than 9 hours and up to and including 19 hours	\$5,000
	(d) more than 19 hours and up to and including 29 hours	\$7,500
	(e) more than 29 hours and up to and including 39 hours	\$10,000
	(f) more than 39 hours and up to and including 54 hours	\$15,000
	(g) more than 54 hours but less than 75 hours	\$20,000

The following section provides a description of each activity in Table 2.

1. Request for determination of a contaminated site under Section 44 of the Act:

Apply for a positive determination if concentrations of substances at your site exceed the applicable numerical standards.

Apply for a negative determination if concentrations of substances at your site are less than or equal to the applicable numerical standards.

2. Request for approval in principle:

(a) person requests an approval in principle of a remediation plan under Section 53 (1.1) of the Act: An Approval in Principle (AiP) is a document that:

- Certifies the ministry has reviewed a remediation plan for a contaminated site and implementation of the plan has been approved in accordance with the conditions listed in the AiP.

- May authorize any necessary waste discharges that are related to a remediation plan.
- Both numerical and risk-based standards may be used in remediation plans approved under an AiP.
- Apply for this certification if you have a remediation plan for your site that was developed by a qualified professional
- You plan to apply for a Certificate of Compliance after meeting the conditions of the AiP.

(b) additional fee for an approval in principle if a person is ordered by a director to investigate or remediate a site

- 3. Review of site condition report or detailed site condition report:** A Summary of Site Condition is needed for requests outlined in Part 2.1 (Section 7.1) of the Contaminated Sites Regulation (CSR).

A summary of site condition must be prepared by an approved professional in the form established in Protocol 17 and signed by the approved professional.

Review of a detailed site condition report: A report supporting site risk classification that summarizes available current and historical high risk environmental information for a site, including geology, hydrogeology, baseline environmental media data (soil, sediment, water, vapour), and known contamination or historical land uses linked to high risk contamination.

4. Request to a director:

(a) Person requests review of background substance concentrations for a site under CSR Sections 11, 17 or 18: If you believe you have naturally occurring substances at your site, you may establish a local background concentration before applying for other certifications or releases. Local background concentrations are present when the concentrations of substances in a geographic area are naturally greater than the CSR numerical standards.

(b) Person requests a determination as to a person's minor contributor status: A director may determine that a responsible person is a minor contributor to the contamination at a site and may determine the amount or portion of remediation costs attributable to that person.

(c) Person requests a notice from a director stating the director does not require site investigation (release under scenario 1): Used when redevelopment-related approvals are needed.

(d) Person requests a notice from a director stating that the site would not present a significant threat or risk if the application were approved (release

under scenario 2): Used when the site does not qualify for other release options or a certification document, and where the ministry determines that approving the municipal application poses no significant environmental or human-health risk.

(e) Person requests a preapproval: A director's decision that must be obtained before applying for certain contaminated sites certification documents through the CSAP Society:

- When full delineation or remediation is not possible (e.g., denied access to adjacent parcels, technical infeasibility, complex underground utilities). Pre-approvals support applications submitted with recommendations from Approved Professionals.
- If de novo derivation of one or more toxicity reference values (TRVs) is selected in a risk assessment to support an Approved Professional recommended certification document
- To establish a local background concentration in sediment, vapour, or surface water.
- If the application is for a high risk site.

5. Request for allocation panel:

(a) Person requests the appointment of an allocation panel: A director may appoint an allocation panel to provide opinion on whether the person is a responsible person, a minor contributor and the responsible person's contribution to the contamination and the costs of remediation.

(b) Person requests an allocation panel, and an allocation panel carries out work and provides an opinion: Work performed by the allocation panel must be paid for by the person who requests the opinion.

6. Review of interim report for the remediation of a contaminated site in accordance with an applicable director's protocol made under Section 64 (1)(d) of the Act: Under Protocol 12, the ministry may require periodic monitoring and reporting for high risk or risk managed sites. Monitoring reports document:

- Environmental conditions
- Exposure pathways
- Presence/absence of high risk conditions
- Compliance with required risk management measures

These reports are part of the Site Risk Classification process and ongoing reporting for high risk (HR) sites.

7. Review of preliminary site investigation report: A qualified professional will investigate a site to determine if it is contaminated, starting with a Preliminary Site Investigation (PSI).

Requirements for performing and submitting a PSI are described in Part 14, Section 58 (1) to (5) of the CSR. PSIs consist of two stages which are described in Section 58 (1)(a) and (b).

8. Review of a covenant: Under certain circumstances, a covenant may be a condition of a certificate of compliance or required prior to issuance of the certificate to ensure ongoing requirements of a condition are met. Review of the covenant content is required before registration on the Land Title.

9. Complex request to a director:

(a) Person requests a voluntary remediation agreement: A request by a person for the director to enter into a voluntary remediation agreement under Section 51 Part 4 of EMA, which enables site specific requirements and conditions for the investigation and remediation of contaminated sites and requires a director review and approval.

(b) Person requests a transfer agreement under Part 5 of the Act: A request which transfers some or all responsibilities for investigation or remediation of a contaminated site between parties, subject to director review and approval.

(c) Person requests a review of site-specific standards for a site under CSR Sections 11 or 17: A request for the director to review and approve site-specific standards for a contaminated site.

(d) Person requests a notice from a director stating the director has received a remediation plan supporting independent remediation of the site (release under scenario 3): A request for the director to issue a notice confirming that the director has received and reviewed a remediation plan supporting independent remediation of a contaminated site, as required for a release under Scenario 3.

(e) Person requests a reclassification per Protocol 12 – Site Risk Classification: A request for the director to review and approve a change in a site’s risk classification in accordance with Protocol 12, based on new or updated information about site conditions, risk management measures, or monitoring results, and subject to a director review and decision.

10. Request for certificate of compliance: A request for certification confirming that a site has been investigated and cleaned up in accordance with provincial

requirements, and that the site meets the applicable numerical or risk-based remediation standards under the CSR.

11. Request for indemnification provided under the *Financial Administration Act* for the purposes of Sections 67 (1)(b), 68 (1)(b), or 69 (a) of the Act: A request to provide indemnification for a site, under the *Financial Administration Act*, where the Province may agree to protect a person from certain financial liabilities related to contamination, subject to approval and specific conditions.

12. Review of a confirmation of remediation report: Review a confirmation of remediation report submitted by a qualified professional to verify that site cleanup has been completed in accordance with the requirements in the CSR.

13. Review of the following:

(a) A remediation plan: Review a proposed plan that sets out how contamination at a site will be cleaned up, to confirm that the approach meets the requirements of the CSR before remediation proceeds.

(b) A human health risk assessment report: Review the evaluation of potential risks to human health from contamination at a site, to confirm that the assessment meets the requirements of the CSR.

(c) An environmental risk assessment report: Review the evaluation of potential risks to the environment from contamination at a site, to confirm that the assessment meets the requirements of the CSR.

Under the new framework, remediation plans, human health risk assessments, and environmental risk assessments are reviewed as separate submissions, each subject to a review fee of \$20,000. Where a human health risk assessment and an environmental risk assessment are combined into a single report, the fees are still charged separately. For example, the total fee to review a remediation plan and a combined human health and environmental risk assessment report is \$60,000.

14. Request for designation as an environmental management area: A request to have a director designate of an area as an environmental management area to manage contamination and protect human health of the environment.

15. Review of a detailed site investigation report: A QP will conduct a Detailed Site Investigation (DSI) by collecting additional samples of water, soil, vapor or sediment to confirm the location, extent, and degree of the contamination.

QPs can use this information to determine potential risks to humans and the environment and develop a remediation plan.

This report must meet the requirements set out in Section 59 of the CSR.

16. Request for compliance verification activity or additional ministry service, other than a specified request or review, with a flat fee for the applicable period of time required or estimated to require 74 hours or less.

A 'specified request or review' refers to items 1 to 15 in Table 2.

Compliance verification activity: Means inspection, monitoring or verification carried out by the ministry for the purpose of any of the following:

- (a) any remediation;
- (b) any approval in principle;
- (c) a certificate or compliance;
- (d) a voluntary remediation agreement;
- (e) a transfer agreement;
- (f) a request or application for indemnification; or,
- (g) any contaminated sites compliance investigation.

These activities involve ministry review and oversight to ensure compliance with the EMA and CSR. These activities were formerly charged under Table 3 as hourly activities. They are now located in Table 2 as flat rates broken into hourly ranges. Compliance activities will be billed on a 'per task' basis since the various types of review require different levels of expertise and are tracked in the Site Registry as discreet tasks.

Additional ministry service: Means an activity that is, or would be, carried out by a person on behalf of the ministry to consult, negotiate, provide advice, or other services for a specific site in relation to the following activities:

- (a) any analytical method for contaminated sites;
- (b) an approval in principle;
- (c) a certificate of compliance;
- (d) a confirmation of remediation report;
- (e) a covenant under Section 219 of the *Land Title Act*;
- (f) a determination of contaminated site under Section 44 of the Act;
- (g) an external contract review carried out under Section 10;
- (h) an environmental risk assessment report;
- (i) a human health risk assessment report;
- (j) any implementation of remediation;
- (k) any indemnification under the *Financial Administration Act*;

- (l) any independent remediation;
- (m) any ministry contaminated sites guidance;
- (n) any ministry contaminated sites policy, procedure or protocol;
- (o) a minor contributor status provision or designation;
- (p) any notification for the migration or likely migration of a substance to a neighbouring site;
- (q) an order for public consultation or review under Section 52 of the Act;
- (r) a pollution prevention order or pollution abatement order issued under Part 7 of the Act;
- (s) providing for appointment or opinion of an allocation panel under Section 49 of the Act;
- (t) a remediation order;
- (u) financial security, including the posting of security;
- (v) a site disclosure statement;
- (w) a site investigation;
- (x) a site registry requirement;
- (y) soil relocation;
- (z) a standard, criterion or protocol;
- (aa) a summary of site condition;
- (bb) a transfer agreement under Part 5 of the Act;
- (cc) a voluntary remediation agreement;
- (dd) environmental management area planning or designation;
- (ee) a request for ministry support related to requirements that are imposed in relation to:
 - (i) remediation activities at high risk sites, or
 - (ii) monitoring requirements under Section 54 (3)(d) of the Act set out in
 - (A) performance verification plans, or
 - (B) any requirements in orders made in relation to independent remediation procedures.
- (ff) any other provision of Part 4 or 5 of the Act;

All items under this new service category were formerly listed as item 2 in Table 3 and charged as hourly activities, with the exception of clause (ff) below.

See the following section for details on when hourly rates apply for compliance verification activities and additional ministry services.

Overview of Table 3: Hourly Fees for Certain Ministry Services or Functions

The updates to Table 3 introduce a clearer, more streamlined approach to applying hourly rates. By replacing the former detailed lists with a single, overarching provision, the regulation is now easier to navigate and interpret. The hourly rate for Table 3 services has been revised to \$300, reflecting the expertise required for complex reviews.

Table 3 – Hourly Fees for Certain Ministry Services or Functions

	Column 1	Column 2
Item	Action or Activity	Fee
1	Request for compliance verification activity or for an additional ministry service, other than a specified request or review, requiring or estimated to require, 75 or more hours in a fiscal year commencing April 1 and ending March 31	\$300 per hour
2	Request to amend any of the following:	\$300 per hour
	(a) a contaminated site determination under Section 44 of the Act	
	(b) a minor contributor determination under Section 50 of the Act	
	(c) a voluntary remediation agreement under Section 51 of the Act	
	(d) an approval in principle under Section 53 (1.1) of the Act	
	(e) a certificate of compliance under Section 53 (3) of the Act	
	(f) a transfer agreement referred to in Section 67 (1)(a) or 68 (1)(a) of the Act	
(g) an existing indemnification under the <i>Financial Administration Act</i> for the purposes of Sections 67 (1)(b), 68 (1)(b), or 69 of the Act		

When Hourly Rates Apply to Compliance Verification Activities or Additional Ministry Services:

- 1. Compliance verification activities and additional ministry services:** When these services are completed within 74 hours for a particular activity, they are invoiced using the flat rate fee bundles set out in Table 2, items 16 (a) to (g). In limited situations where a site requires ongoing management and these activities exceed 74 hours, the ministry may charge an hourly rate for the remainder of the fiscal year. At the end of the fiscal year, these activities revert back to flat rate billing per Table 2

item 16 until they again exceed 74 hours, at which time, hourly billing per Table 3 will apply again.

2. Request to amend (a) through (g) on Table 3: The fees for these amendments were previously in Section 9 (20) of the CSR but are now in Table 3 above as items 2 (a) to (g) and charged at an hourly rate.

Other Fees Not included in the Tables:

The regulation was updated to increase the maximum fee amount that may be considered for a director-approved exemption when it is in the public interest. The previous \$500 limit no longer reflected the updated fee structure in Schedule 3, Table 1. To ensure the exemption remains practical and aligned with current fees, the maximum amount has been increased to \$1,000.

Implementation and Next Steps:

Applications received up to 11:59pm on June 30, 2026, will be charged at the current rate. Applications received at or after 12:00am on July 1, 2026, will be charged at the new rate. The ministry will continue to monitor and will conduct a five-year review to revisit elements of the fee framework to ensure it remains effective and responsive to program needs.