

NOVA
SCOTIA



**ASSOCIATION OF
ARCHITECTS**

Schedule "D"

Guide for Fees for Architectural Services
Dated January 1, 2024

SCHEDULE D

A Guide for Fees for Architectural Services

As defined by *A Guide to Determining Appropriate Fees for the Services of an Architect, RAIC 2009* which was endorsed by the NSAA, time basis fees are fees that are charged on an agreed-to hourly or daily (per diem) rate. This method of compensation is useful when the services are difficult to determine in advance or they are interim in nature and often short in duration.

Time-basis fees are typically used for the following:

- services which are not well defined;
- pre-design services;
- partial services;
- additional services;
- conceptual design;
- for a particular phase of the project, such as general / field review;
- for services as an expert witness;
- renovation projects;
- preparation of record drawings (refer also to section 1.5.3);
- specialist expertise or services.

Architects are professionals with extensive training (sometimes the internship and licensing process for Architects is considerably longer than that for other professionals, including medical doctors or lawyers) and therefore the hourly rates for Architects will correspond to the local market, to the Architect's experience and expertise, and to the rates of other licensed professionals in the region.

The hourly or per diem (daily) rates for Architects and their staff should be agreed at the outset and, additionally, the Client and Architect should agree upon a time period for review and adjustment of the hourly rates (perhaps annually) in order to adjust for inflation and other factors.

Please note that charging for basic architectural services on a time-basis does not mean that the total fee for services will be any lower or reduced in comparison with the corresponding percentage-based fee.

As per Bylaw 17.01 which is in reference to Section 10 (2) (b) of the Architects Act that states "The Association may make bylaws with respect to ... a guide for fees for architectural services ..."

Members of the Nova Scotia Association of Architects are notified of the following suggested guide for fees for architectural services that was adopted by the membership to become Schedule D as identified in Bylaw 21.1 effective January 1, 2017.

NSAA Recommended 2024 Rates*

Architect's Experience**	Typical Rate
0-2 years	\$156 per hour
3-5 years	\$179 per hour
6-10 years	\$219 per hour
Over 10 years	\$279 per hour
Specialized consulting or expert witness	Double the highest hourly rate

Notes:

*Beginning January 1, 2018, the proposed recommended fees for architectural services will increase annually based on the Bank of Canada inflation rate.

**Architect's Experience defined as post-licensure experience as a licensed architect. The importance of having a published rate is:

- For the general public (potential clients), a published recommended hourly rate sets an expectation. It is one of several indicators that by which the public can understand the fees required to provide for a competent service.
- For young architects, it provides a guide to help them establish appropriate fees to allow them to provide that competent service.
- The published recommended rates provide a piece of evidence for cases where an architect's income level is to be determined.