

Bathroom Renovation Budget Checklist

Vancouver 2026 — A Planning Guide for Metro Vancouver Homeowners

By DELANA Interiors | delanainteriors.ca | (236) 858-8187

Part 1 — Know Your Budget Before You Start

Use this to set a realistic budget before you meet with any contractor.

Step 1: Identify your renovation scope

- Cosmetic refresh (paint, fixtures, minor flooring, no plumbing moves) — \$8,000-\$20,000
- Mid-range renovation (full gut, same layout, new tile, vanity, fixtures) — \$25,000-\$40,000
- High-end renovation (layout changes, custom tile, frameless shower, heated floors) — \$40,000-\$75,000+
- Master ensuite (100+ sq ft, luxury finishes) — \$50,000-\$100,000+
- Powder room only — \$5,000-\$12,000
- Condo bathroom (add \$5,000-\$15,000 for strata requirements)

Step 2: Add a contingency

- Home built after 2000: add 10% contingency
- Home built 1980-2000: add 15% contingency
- Home built before 1980: add 20% contingency (mould, asbestos, old plumbing risk)

Part 2 — Cost Breakdown Worksheet

Fill in estimates for your project:

| Item | Your Budget | Typical Vancouver Range |
|---|-------------|-------------------------|
| Labour (plumbing, electrical, tile, demo) | \$ | 40-50% of total |
| Tile (floor + shower walls) | \$ | \$1,200-\$3,500 |
| Vanity (supply only) | \$ | \$500-\$5,000+ |
| Vanity installation | \$ | \$800-\$3,000 |
| Shower enclosure or tub | \$ | \$2,000-\$6,000 |
| Toilet | \$ | \$300-\$2,000 |
| Fixtures (taps, hardware) | \$ | \$300-\$1,500 |
| Lighting | \$ | \$200-\$800 |
| In-floor radiant heating (optional) | \$ | \$1,500-\$3,000 |
| Building permit | \$ | ~\$565 on \$30K project |
| Plumbing permit (1-3 fixtures) | \$ | \$282 |
| Electrical permit | \$ | \$243-\$500 |

| | | |
|----------------------|-----------|---------------|
| Waste disposal | \$ | \$500-\$1,000 |
| Contingency (10-20%) | \$ | _____ |
| TOTAL | \$ | |

Part 3 — Permit Checklist (City of Vancouver 2026)

Based on the official City of Vancouver 2026 Schedule of Fees:

You likely DO need a permit if you are:

- Moving any plumbing fixture (toilet, shower, sink, tub)
- Adding new electrical circuits, outlets, or heated floor systems
- Removing or altering walls
- Adding a new bathroom where none existed
- Installing a new ventilation fan with new ductwork

You likely do NOT need a permit for:

- Painting and wallpaper
- Like-for-like fixture replacement in the same location
- Replacing a vanity using existing rough-ins
- Re-tiling with no structural or waterproofing changes

Important: Renovating without required permits can result in double fees up to \$20,000 plus orders to uncover completed work. Always confirm with the City of Vancouver before starting.

Permit cost estimates for a \$30,000 bathroom:

Building permit: ~\$565 | Plumbing permit (3 fixtures): \$282 | Electrical permit (~\$2,500 of work): ~\$362 | **Total: ~\$1,209**

Part 4 — Contractor Hiring Checklist

Before signing anything with a Vancouver renovation contractor:

- Have they completed bathroom renovations similar to your scope?
- Can they provide 3 recent references from completed bathrooms?
- Are they licensed for residential contracting in BC?
- Can they provide proof of liability insurance?
- Can they provide WorkSafeBC coverage documentation?
- Will they handle all City of Vancouver permits on your behalf?
- Does the written contract specify: scope, materials, timeline, payment schedule, and change-order process?
- Does the contract include a warranty? (RenoMark contractors commit to minimum 1 year)
- Are permit fees included in the quote or itemised separately?

- Have you checked their Google reviews and BBB Canada profile?

Red flags to watch for:

- Reluctance to provide insurance or WorkSafeBC info
- Requesting large cash deposits with no written contract
- Quotes significantly lower than all other bids
- Vague scope with no material specifications
- Inability to provide local references

Part 5 — BC Rebates Available

Check if you qualify before signing your contract:

BC Rebate for Accessible Home Adaptations (BC RAHA)

Up to \$20,000 for eligible low/moderate-income households adding grab bars, walk-in showers, or accessible fixtures. bchousing.org/housing-assistance/BC-RAHA

BC Home Renovation Tax Credit (Seniors and Persons with Disabilities)

Personal income tax credit for walk-in tubs, grab bars, non-slip flooring, lever taps, and wider doorways. gov.bc.ca

CleanBC Energy Savings Programme - Ventilation Rebates

Up to \$1,600 (income-qualified) for new bathroom fan or HRV installation. betterhomesbc.ca

FortisBC Ventilation Rebate (Income-Qualified)

Up to \$2,400 per home for qualifying ventilation upgrades. fortisbc.com

CMHC Greener Homes Loan

Up to \$40,000 interest-free for energy-efficiency renovations. cmhc-schl.gc.ca

Part 6 — Timeline Expectations

| Scope | On-Site Construction | Total Project (Design to Done) |
|------------------------------------|------------------------------------|--------------------------------|
| Cosmetic refresh (no permits) | 1-2 weeks | 2-3 weeks |
| Mid-range renovation (same layout) | 3-5 weeks | 6-8 weeks |
| Full gut with layout changes | 4-8 weeks | 8-12+ weeks |
| Condo bathroom | Add 2-4 weeks for strata approvals | |

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