

BUILDING FEES & CHARGES 2022/2023

Value of project/type of work	Council Lodgement Fee ²	Application for Code Compliance Certificate ²	Value of project/type of work	Council Lodgement Fee ²	Application for Code Compliance Certificate ²
1,000 to 5,000	447.00	143.75	\$400,001 to \$700,000	3,171.00	661.25
5,001 to 20,000	955.00	161.00	\$700,001 to \$1,000,000	3,565.00	833.75
20,001 to 100,000	1,495.00	356.50	\$1,000,000 upwards	4,140.00	1,006.25
100,001 to 400,000	2,230.00	529.00	Inspections: Inspection fees payable on issue of building consent based on estimated number of inspections needed for the project. Inspections will be invoiced at Council's inspection rate at completion of the project.		

Request for exemption from building consent Schedule 1 Building Act			
Value of Project/Type of Work	Council Lodgement Fee ²	Inspections	
\$1,000 to \$5,000	312.50		
\$5,001 to \$100,000	635.00		
\$100,001 upwards	960.00		
National Multiple-Use approvals granted by MBIE - The Council's building consent fees apply to this work.		Hourly charge as per note 1 below.	
Solid fuel heater and domestic fireplace		Freestanding 275.00* Inbuilt 425.00*	Freestanding - *one inspection includes discounted inspection cost Inbuilt - *two inspections includes discounted inspection cost Includes Code Compliance Certificate
Compliance Inspection (3 yearly) for swimming pool fencing		180.00	One inspection
Re inspection for swimming pool fencing	150.00		
Desktop review of information to resolve failed swimming pool fencing inspection	75.00		Fixed fee

Also charged when consent is issued: Building levy (payable to MBIE³) \$1.75 GST inclusive for every \$1,000 value project valued at \$20,444 and over; Levy for BRANZ (Building Research Authority) \$1.00 GST exempt for every \$1,000 value project valued at \$20,000 and over.

Certificate of Acceptance - This is a minimum fee and actual processing time will be charged at the set hourly rate. Includes one inspection, additional inspections will be charged at Council's rate for building consent inspections.			
Value of project/type of work (\$)	Certificate of Acceptance lodgement fee (\$) ²	Value of project/type of work (\$)	Certificate of Acceptance lodgement fee (\$) ²
1,000 to 5,000	1,067.50	\$400,001 to \$700,000	3,793.00
5,001 to 20,000	1,595.00	\$700,001 to \$1,000,000	4,485.00
20,001 to 100,000	2,335.00	\$1,000,000 upwards	5,060.00
100,001 to 400,000	3,050.00		

Other Fees			
Extension of time for consents	100.00	Title endorsements under s73 Building Act (includes Land Registrar fees) - per lot Note: legal fee component may vary and is cost recoverable	530.00
Application to amend building consents (plus building consent fee and additional levies, if any, as a result of change in project value) *Note 1	195.00	Title endorsements under s75 Building Act (includes Land Registrar fees) - per lot Note: legal fee component may vary and is cost recoverable	530.00
Application for modification or waiver of New Zealand Building Code *Note 1	120.00	Application for Certificate of Public Use (S.363A BA 2004) Note: this includes one inspection. Further inspections will have costs recovered	300.00
Code Compliance Certificate review of historical Building Consents (over 5 years old) - charges are per building consent and additional hourly charges are applicable	500.00	Fees for non routine inspections or services where fees have not otherwise been fixed will be charged out at the Officer's hourly rate plus incidental expenses	POA
Code Compliance Certificate review of historical Commercial Building Consents (over 5 years old) - charges are per building consent and additional hourly charges are applicable	1,000.00	Compliance schedule and annual building warrant of fitness inspections requiring particular expertise, e.g. lifts, electrical heating, ventilation and air conditioning, fire safety measures or similar non-routine requests for information or services	Actual cost incurred of Expert's Report
Inspections residential building consent (charged per inspection type at the current rate on the inspection date)	195.00	Applications for acceptance as independent qualified person (for Bay of Plenty/Waikato group)	POA
Inspections commercial building consent (charged per inspection type at the current rate on the inspection date)	255.00	Specialist Services - More complex and larger projects may require the Council to refer documentation to specialists for checking for code compliance and to provide inspection services. Where specialist services are required, additional fees will be payable by the applicant based on actual cost. These may include: Engineering structure or land stability, fire planning and precautions, electrical design check & heating, ventilation and air conditioning, mechanical services	
Late cancellation of booked inspection. (charged where cancellation not received at least 1 working day prior to booking date)	150.00		
Building Inspection - onsite minor variation	80.00		
Notice to Fix	350.00		

Compliance schedule and annual building warrant of fitness

Compliance Schedule base fee	Minimum fee ¹	140.00
plus fee per feature identified in Schedule	Minimum fee ¹	30.00
Amendment of Compliance Schedule	Minimum fee ¹	100.00
Plus fee per feature (altered added or removed)	Minimum fee ¹	30.00
Annual Building Warrant of Fitness	Minimum fee ¹	140.00
Expired Building Warrant of Fitness	Minimum fee ¹	190.00
Building Warrant of Fitness Site Audit	Minimum fee ¹	140.00
Compliance schedule review of historical building consents (over 5 years old) additional hourly charges are applicable		500.00

Note: Minimum fee¹ - This is a minimum fee. All costs associated with processing the application over and above the minimum fee will be directly charged to the applicant. This may include costs incurred by external parties on Council's behalf.

Building consent approval information (provided as required by s217 Building Act 2004) printed and forwarded monthly - email preferred

Price per month	25.00
Price per annum	200.00

Building consent vetting fee pre application lodgement meeting assessment fee

This service is to assist applicants to assemble all necessary information to support their application. This fee is charged at the discretion of Council and only charged where the service is necessary. Time taken may be charged and included in consent processing charges. Refer to hourly charge out rate.

Hourly charge-out rates:

Building Services Manager	220.00
Team Leader Inspections/Team Leader Processing - Team Leader - Building Act Compliance	200.00
Senior Building Control Officials	180.00
Building Control Officers, Environmental Health Officers, Compliance Monitoring Officers, Building Warrant of Fitness Officers	170.00
Building Administrators	150.00

Notes

1. This is a minimum fee. Actual processing time and costs associated with approving the consent over and above the minimum fee, will be directly charged to the applicant.
2. This fee is non-refundable once the consent has been approved if you decide not to complete your project. If you cancel prior to approval a pro-rata charge will be made based on the processing undertaken. Actual processing time exceeding plan checking deposit will be invoiced.
3. Statutory payments to BRANZ (Building Research Association NZ) and MBIE (Ministry of Business, Innovation and Employment) (previously DBH).

If you require further information or have any questions please phone our Customer Services Team on 0800 926 732 or visit your nearest library and service centre:

- Waihi Beach Library & Service Centre, 106 Beach Road, Waihi Beach;
- Katikati Library & Service Centre, The Centre - Pātuki Manawa, 21 Main Road, Katikati;
- Ōmokoroa Library & Service Centre, 28 Western Avenue, Ōmokoroa;
- Te Puke Library & Service Centre, 130 Jellicoe Street, Te Puke;
- Council's Main Office, Barkes Corner, 1484 Cameron Road, Greerton, Tauranga;
- by telephoning 0800 922 822;
- by email info@westernbay.govt.nz

FEES AND CHARGES 2022/23

Building

All application fees include GST at the current rate of 15%.

Valid from 1 July 2022 to 30 June 2023

