



**Western  
Bay of Plenty**  
District Council



## **Schedule of Fees and Charges for Building Services**

1 July 2023 - 30 June 2024

# Building Services

	Notes	2023/24 (\$)
<b>Specialist services</b>		
More complex and larger projects may require the Council to refer documentation to external 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.		
<b>Miscellaneous charges</b>		
Extension of time for consents		110.00
Application to amend building consents (plus building consent fee and additional levies, if any, as a result of change in project value)	Plus actual processing time	214.50
Building inspection - on-site minor variation		88.00
Application for modification or waiver of New Zealand Building Code		132.00
Code Compliance Certificate review of historical <b>residential</b> Building Consents (over 5 years old) - charges are per building consent and additional hourly charges are applicable (fee applicable to residential only)	minimum fee <sup>1</sup>	550.00
Code Compliance Certificate review of historical <b>commercial</b> Building Consents (over 5 years old) - charges are per building consent and additional hourly charges are applicable	minimum fee <sup>1</sup>	1,000.00
Document Filing Fee		110.00
Inspections for <b>residential</b> building consents (charged per inspection type at the rate current on the inspection date)		220.00
Inspections for <b>commercial</b> building consents (charged per inspection type at the rate current on the inspection date)		280.00
Late cancellation of booked inspection. (Charged where cancellation not received at least 1 working day prior to booking date.)		165.00
Title endorsements under s73 Building Act (includes Land Registrar fees) (Legal fee component may vary and is cost recoverable)	per lot	583.00
Title endorsements under s75 Building Act (includes Land Registrar fees) (Legal fee component may vary and is cost recoverable)	per lot	583.00
Application for Certificate of Public Use (S.363A BA 2004)	Includes one inspection. Additional inspections extra	330.00 plus inspection fees
Notice to fix		385.00

	Notes	2023/24 (\$)
<b>Compliance schedule and annual building warrant of fitness fees</b>		
Compliance Schedule base fee	minimum fee <sup>1</sup>	154.00
<b>Plus</b> fee per feature identified in Schedule	minimum fee <sup>1</sup>	33.00
Amendment of Compliance Schedule	minimum fee <sup>1</sup>	110.00
<b>Plus</b> fee per feature (altered, added or removed)		33.00
Annual Building Warrant of Fitness	minimum fee <sup>1</sup>	154.00
Expired Building Warrant of Fitness		209.00
Building Warrant of Fitness Site Audit	minimum fee <sup>1</sup>	154.00
Compliance schedule review of historical building consents (over 5 years old) additional hourly charges are applicable		550.00
Fees, for non-routine inspections or services where fees have not otherwise been fixed, will be charged out at the Officer's hourly charge out rate plus incidental expenses		<b>Price on application</b>
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	
Applications for acceptance as independent qualified person (for Bay of Plenty/Waikato group)		<b>Price on application</b>

**Notes:**

<sup>1</sup> Actual processing time and costs associated with approving certificates, building warrants of fitness and compliance schedules over and above the minimum fee will be charged directly to the applicant.

**Building consent approval information**

Provided as required by (s217 Building Act 2004) printed and forwarded monthly - email preferred	per month	27.50
	per annum	220.00

**Building consent fee**

**Pre lodgement 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.

**Building consent fees and charges**

\$1 to \$5,000	Inspection fees payable on issue of building consent based on estimated number of inspections needed for the project. Inspections will be invoiced at the Council's inspection rate at completion of the project.	661.70
\$5,001 to \$20,000		1,245.50
\$20,001 to \$100,000		1,889.50
\$100,001 to \$400,000		2,713.00
\$400,001 to \$700,00		3,795.60
\$700,001 to \$1,000,000		4,266.50
1,000,001 upwards		4,949.00
National Multiple-Use approvals granted by MBIE.	The Council's building consent fees apply to this work.	-
Solid fuel heater and domestic fireplace (includes Project Information Memorandum (PIM).	<b>Freestanding</b> One inspection includes discounted inspection cost.	582.00
	<b>Inbuilt</b> Two inspections includes discounted inspection cost and includes Code Compliance certificate.	783.00

	Notes	Council lodgement fee 2023/24 (\$)
<b>Application for Code of Compliance Certificate</b>		
<b>Value of project/type or work</b>		
\$1 to \$5,000		158.00
\$5,001 to \$20,000		177.00
\$20,001 to \$100,000		392.00
\$100,001 to \$400,000		582.00
\$400,001 - \$700,000		727.00
700,001 to \$1,000,000		917.00
1,000,001 upwards		1,106.00
<b>Building consent fees and charges Certificate of acceptance</b>		
<b>Value of project/type or work</b>		
\$1 to \$5,000		1,174.25
\$5,001 to \$20,000	This is a minimum fee <sup>1</sup> Note: this minimum fee includes one inspection. Where additional inspections are required the will be charged the prescribed inspection rate.	1,754.50
\$20,001 to \$100,000		2,458.50
\$100,001 to \$400,000		3,355.00
\$400,001 - \$700,000		4,172.00
\$700,001 to \$1,000,000		4,933.50
\$1,000,000 upwards		5,566.00
<b>Request for exemption from building consent schedule 1 Building Act</b>		
<b>Value of project/type or work</b>		
\$1 to \$5,000		343.75
\$5,001 to \$100,000		698.50
\$100,001 upwards		1,056.00
Retrofitting of wall insulation		162.25
National Multi-proof approvals granted by MBIE		2,636.50
Proprietary unlined sheds/garages		2,831.50
Compliance Inspection (3 yearly) for swimming pool fencing.	One inspection	198.00
Re-inspection for swimming pool fencing.		165.00
Desktop review of information to resolve failed swimming pool fencing inspection	Fixed fee	82.50
<b>Also charged when consent is issued:</b>		
Building levy (payable to MBIE <sup>3</sup> ) \$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.		
<b>Notes:</b>		
<sup>1</sup> Actual processing time and costs associated with approving certificates, building warrants of fitness compliance schedules over and above the minimum fee will be charged directly to the applicant.		
<sup>2</sup> 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.		
<sup>3</sup> Statutory payments to BRANZ (Building Research Association NZ) and MBIE (Ministry of Business, Innovation and Employment) (previously DBH).		
<b>Additional building services fees</b>		
Assessment required for District Plan, engineering, environmental health and dangerous goods		
Assessments & site inspections charged at Officer's hourly charge-out rate or actual cost if external report required		



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Te Kaunihera a rohe mai i  
Ngā Kuri-a-Whārei ki  
Otamarakau ki te Uru

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