

Building control

Note:

All fees stipulated in the below table are a 'minimum cost' which has been set as an indicative average cost. Additional work, typically related to more complex applications which may include processing, inspections or external professional advice required for any application will be charged in addition to these minimum fees 'at cost'.

- any work performed by Council which is not stipulated in the below table will be charged 'at cost'. This will be applied as hourly rate, quantity of inspections or external work 'as invoiced' to Council
- indicative building consent fees do not include MBIE/BRANZ Accreditation levies for building work
- where there is history of poor payment, the fees are to be paid at the time of lodging
- infringements issued are as specified in the Building (Infringement Offences, Fees, and Forms) Regulations 2007 - <https://www.legislation.govt.nz/regulation/public/2007/0403/latest/whole.html#DLM6340507>
- costs associated with review of a PS1 will be invoiced as an additional charge. Complex projects may require calculations and/or a PS2 in support of a PS1. A PS2 design review statement will be required for projects exceeding \$2.5 million
- fees and charges outstanding at submission of Form 6 "Application for Code Compliance Certificate" will prevent issuing of the Code Compliance Certificate

Processing time charge-out rates		
Administration	Per hour	\$150.00
Building control/compliance officer	Per hour	\$230.00
Inspection charge-out rate		
allow a site arrival fee plus time on-site for inspection/ compiling field notes and any necessary follow-up	Per hour	\$365.00

- indicative building consent fees are 15% GST inclusive.

Minimum building consent fees		
Building work		Fee
Freestanding fireplace (includes warranty replacement installations)		\$483.00
Inbuilt fireplace		\$693.00
\$0 - \$2,500		\$693.00
\$2,501 - \$5,000		\$1,113.00
\$5,001 - \$10,000		\$1,433.00
\$10,001 - \$20,000		\$2,079.00
\$20,001 - \$50,000		\$2,840.00
\$50,001 - \$100,000		\$3,554.00
\$100,001 - \$250,000		\$4,326.00
\$250,001 - \$500,000		\$5,607.00
\$500,001 - \$900,000		\$7,691.00
\$900,000 +		\$10,017.00
*Unlined shed/accessory building - \$20,001-\$500,000		\$2,342.00
*Unlined shed/accessory building - \$500,001-\$900,000		\$3,964.00
*Unlined shed/accessory building - \$900,000 +		\$4,762.00
Residential re-roof/re-clad only (includes addition of insulation)		\$1,523.00
All value of building work above is including GST		
The estimated value of your building work must be calculated as the value of the completed build (excluding land value). This includes labour and materials and cannot be less than \$2,000 per m2 for a new residential build. The estimate of your project's value must include: materials, including salvaged materials; design work; building; plumbing and other contractor charges such as labour at normal contractor charge out rates. This method of calculation is also required where an "owner builder" is completing the work		
All commercial building applications are lodged using the above minimum fee which will have actual and reasonable costs charged in addition to the lodgement amount.		
*The above specified shed fees relate ONLY to stand-alone/detached unlined sheds and/or accessory building that: have been engineer designed, with a Producer Statement 1 (PS1) provided to Council, contain no plumbing/drainage (other than stormwater), contain no specified systems/safety systems and have no lined occupied spaces.		
Other fees and charges applied to a building consent (where relevant)		
MBIE levy (formerly DBH Levy)	\$1.75 per \$1,000.00 or part of (for project	\$1.75/ \$1,000.00

	values more than \$20,444.00)	
BRANZ levy	\$1.00 per \$1,000.00 (for project values equal to or more than \$20,000.00)	\$1.00/ \$1,000.00
Accreditation levy	\$1.00 per \$1,000.00 (for project values equal to or more than \$20,000.00)	\$1.00/ \$1,000.00
Site service assessment		\$247.00
Compliance schedule/statement	Per hour	\$368.00
Application for minor variation		\$168.00
Amendment to building consent	Cost is per hour. Amendments relate ONLY to amending works within the scope the original application. Additional works that expand the scope are required to be applied for as a new building consent.	\$230.00 + hourly rate for processing time spent and inspections required.
Rejection of building consent		\$165.00
Building Act certificate - Section 73		\$500.00
Building Act certificate - Section 37		\$150.00
Inspection cancellation fee		\$150.00
Code compliance certificate application		\$131.00
Connect drain to kerb and channel		See road reserve and service fees
Connect piped utilities including water, stormwater and wastewater		
Alteration to existing rural water service connection		
Other applications received by Council		
Service required	Fee/ charges comprises	
PIM	Project information memorandum (PIM only application)	\$284.00
PIM – commercial/industrial	Project information memorandum (PIM only application)	\$536.00
LIM	Land information memorandum (includes single title search)	\$399.00
Tent/marquee (> 100 m ²)		\$525.00
Amusement device permit		\$11.50
Certificate for public use	First application	\$389.00

Certificate for public use	First renewal	\$775.00
Certificate for public use	Second and subsequent renewals	\$2,205.00
Certificate of acceptance – urgent works	Applies to emergency work only	\$1,229.00
Certificate of acceptance – all other work	Applies to work completed without a consent outside of emergency situations	Building consent x2
Exemption to building consent application - Schedule 1	Acceptance of paperwork	\$168.00
Exemption to building consent application - Schedule 1 (2)		\$462.00
Other fees for activities/services performed by Council		
Service required	Fee/charges comprises	
Building warrant of fitness (BWOFF) onsite inspection	1-3 systems	\$360.00
Building warrant of fitness (BWOFF) onsite inspection	4-5 systems	\$540.00
Building warrant of fitness (BWOFF) onsite inspection	6+ systems	\$630.00
Annual BWOFF renewal	1-hour admin	\$147.00
Relocatable building report		\$499.00
Earthquake prone building	Engineer report review and decision	\$483.00
Exemption from undertaking seismic strengthening		\$440.00
Compliance schedule – amendments	Per hour – minimum 1 hour	\$252.00
Change of use (S115)		\$240.00
Swimming pool inspection		\$221.00
Swimming pool re-inspection		\$168.00
Swimming pool report	Receipt of independent qualified pool inspector review	\$53.00
Alternative solution or waiver	Assessment of other than minor alternatives (paid on lodging)	\$1,271.00
Sale of alcohol reviews		\$79.00
Notice to fix		\$252.00
Monthly data report	Per monthly report	\$32.00
Administration service providers charges		
Electronic submission fee		\$145.00
Document filing or search	0.33/hr processing	\$45.00
Search fee of certificate of title and appellation details.	Each	\$35.00
Copying charge A4	Per sheet	\$0.20
Copying charge A3	Per sheet	\$0.50
Copying charge A2/A1	Per sheet	\$5.00

Note: All figures are inclusive of GST (except where stated otherwise)

Consent hardcopy scanning	Per consent	\$70.00
Property file retrieval	Per file for non-owner	\$10.00
Service providers charges		
Contractors/consultants		At cost + disbursements
Engineer review		At cost + disbursements
Consultants		At cost + disbursements
Legal/other advice		At cost + disbursements
Courier fees		At cost +15%
Public service vehicle charge per/km		\$1.00