

GUIDANCE INFORMATION

Building Consent and Inspection fees



APPLICABLE FROM 1 JULY 2021 - 30 JUNE 2022

Council has two key roles in Building Control. One is the processing, inspecting and certification of building work via the Building Consent process. The other is that of a Territorial Authority with the primary focus on Public Safety. With particular emphasis around Building Warrants of Fitness, Swimming Pools and Earthquake Prone Buildings. In addition to this the TA function deals with illegal buildings, enforcement actions and general guidance.

Council's Consent and Inspections role is independently assessed every two years as a Building Consent Authority.

Given the range of building project work that Council processes, a range of fees are applicable. These usually consist of an initial fee and any further fees required are charged at an hourly rate if technical advice or processing exceeds the initial fee.

These charges apply to all actions of the Council for which a charge may be levied pursuant to Section 219 and 240 of the Building Act 2004. The following outlines general fees for processing Building Consents. Further detail is provided under headings in the tables below:

Inspection Fees rate duration

All fees for Building Consent Inspections are valid for the two year duration of a building consent. If you require an extension any inspection carried out during the extension period will be at the rate applicable at the date and time of the inspection.

Investigation/Enforcement Fees

The Council will investigate instances of alleged non-compliance with the Building Act 2004, the Building Code and related matters. In the event that an investigation concludes that an offence has occurred, costs associated with such investigations, calculated in accordance with the hourly rate specified, will be recovered from the offending party or owner of the property on which an offence has occurred. Where a non-compliance with the Building Act, Consent or Building Code requires a Notice to Fix Council will also charge for the cost of the Notice.

Please also note that:

- The standard fees in this schedule are minimum fees.
- Building consents will be granted and released once full payment of the fees has been received.
- Where the cost of processing significantly exceeds the fee or deposit stipulated below, then an actual time charge shall be payable at the hourly rate as set out in the schedule below.
- Fees associated with processing the building consent cover the assessment only. Inspections, lodgement, Code Compliance Certificate (CCC) and other professional fees are charged separately.
- An initial lodgement fee is required with all Building Consent and Certificate of Acceptance (COA) applications.
- COA's require the highest level of technical input which may result in additional fees.
- Council will refund any unused portion of fees for cancelled or withdrawn consents.
- Specialist services (payable at cost) and Central Government levies payable via Council are additional to fees and charges.
- Fees are charged based on the market value of the building project or as specifically identified.
- The deposit fee is the total of the document online fee, the planning check fee and the processing fee, based on project value unless otherwise stipulated.

BUILDING CONSENT PROCESSING FEES (subject to the building Act 2004)

Building projects valued at \$20,444 and over are subject to levies from the Department of Building and Housing (DBH - part of the Ministry of Building, Innovation and Employment) - 0.175% per \$1,000 of the building project value and **Building projects over \$20,000** are subject to levies from the Building Research Association of New Zealand (BRANZ) 0.1% per \$1,000 of the building project value.

BCA Accreditation and Assessment Levy charged for meeting the standards and criteria under the Building Accreditation Regulations 2006 - \$0.40c per \$1,000 or part thereof of the value of works over \$20,444.

Processing fees excludes Inspections and other incidental fees.

Building Consent Lodgement Deposit Fees and Certificate of Acceptance (COA) Lodgement Deposit Fees (non-refundable)*

**Required to accompany your application under Sec 45(1)(d) BA2004
Fees apply from 1st July 2021 to 30th June 2022**

***This deposit is payable for all Residential and Non-Residential Consent and COA applications under Sec45(1)(d) Building ACT 2004 and is non-refundable. All fees are deposits unless otherwise stated. All deposits are non-refundable. All fees and hourly rates are Inclusive of GST and are payable before the consent is issued.**

RESIDENTIAL (Based on Market Value of the Building Project)**

Project Value	Online system Fee	Planning check	Processing fee	TOTAL DEPOSIT for at Lodgement
Building projects valued at less than or equal to \$7,500 (includes processing review, online fee. No Planning check.)	\$10	\$0	\$790	\$800
\$7,501 - \$20,000 (includes processing review, online fee, and planning check)	\$50	\$365	\$1,485	\$1900
\$20,001 - \$100,000 (includes processing review, online fee, and planning check)	\$70	\$365	\$2,165	\$2,600
\$100,001 - \$500,000 (includes processing review, online fee, and planning check)	\$120	\$365	\$3,715	\$4,200
\$500,001 and over (includes processing review, online fee, and planning check)	\$150	\$365	\$4,085	\$4,600

NON-RESIDENTIAL (Based on Market Value of the Building Project)**

Project Value (includes processing review, online fee, and planning check)	Online system Fee	Planning check	Processing fee	TOTAL DEPOSIT for at Lodgement
Building projects valued at less than or equal to \$7,500	\$10	\$365	\$1,225	\$1600
\$7,501 - \$20,000	\$50	\$365	\$1,985	\$2,400
\$20,001 - \$100,000	\$70	\$365	\$2,765	\$3,200
\$100,001 - \$500,000	\$120	\$365	\$4,415	\$4,900
\$500,001 and over	\$150	\$365	\$5,385	\$5,900

****Fees EXCLUDE any additional processing charges, disbursements, government levies, Accreditation Levies, Certificate of Title, CCC, inspection costs and any other costs associated with the processing of the building consent.**

Document Online System Fee - Residential and Non-Residential (Based on Market Value of the building project)	
	Unit per consent 2021/2022
Project Value	Document Online System Fee
\$0.00 - \$7,500	\$10
\$7,501 - \$20,000	\$50
\$20,001 - \$100,000	\$70
\$100,001 - \$500,000	\$120
\$500,001 and over	\$150
Other Building Consent Fees not included in Fees Above	

Other Administration costs		
Scanning & Printing Charge		
The scanning of digital storage and file management will not be charged against those building consent applications and/or additional information lodged for processing subject to the online building consenting system being operational and the application been submitted in format that meets council requirements	A3 or A4	\$2 per page
	A1 or A2	\$6.00 per page
Building Research Association of New Zealand (BRANZ) 0.1% of the building project value for building projects valued at \$20,000 and over.	0.1% Per \$1,000 of Project Value	0.1%
Department of Building and Housing (DBH – part of the Ministry of Building, Innovation and Employment) 0.175% of the building project value for building projects valued at \$20,444 and over.	0.175% Per \$1,000 of Project Value	0.175%
BCA Accreditation and Assessment Levy. Charged for meeting the standards and criteria under the Building Accreditation Regulations 2006 per \$1000 or part thereof of the value of works over \$20,444.	Per \$1,000 of Project Value	\$0.40c
Record of Title (previously Certificate of Title)	Per application	\$30.00
Refusal of Building Consent		\$172.00
Lapsing a Building Consent		\$172.00
Cancellation Fee		\$172.00

National Multiple Use and Partnership Programme Approval	Units	2021/2022
National Multiple Use and Partnership Programme Approval Based on project value \$100,000-\$499,000 Including Planning check, review and online fee	Per Consent	\$1,770.00
National Multiple Use and Partnership Programme Approval Based on project value \$500,000 and over Including Planning check, review and online fee	Per Consent	\$3,190.00
Partnership Programme Fee Valid until 30.6.2022	Per Design annually	\$1,500.00

Fixed Application Fee for Minor Applications	Units	2021/2022
Solid or Liquid Fuel Heaters Fee including processing review, online fee, record of title, CCC cost and required inspection(s). Any additional re-inspections at cost.	Per consent	\$480.00
Temporary Marquee Fee including processing review, online fee, record of title, planning check, CCC cost and one inspection. Any additional inspections at cost.	Per consent	\$480.00
Temporary Stage Fee including processing review, online fee, record of title, planning check, CCC cost and one inspection. Levies are additional for projects >\$20,000.	Per consent	\$1,309.00 + Levies as Required
Project Information Memoranda (PIM) Fee includes online fee	Per consent	\$380.00

PIM/Planning check	Units	2021/2022
Project Information Memoranda (PIM).	Per consent	\$365.00
Project Planning Information Check for Building Consent.	Per consent	\$365.00

Amendments	Units	2021/2022
Amendments Assessment Fee (Residential and Non-Residential). Plus processing time will be charged separately at the applicable hourly rate. Plus Planning Check fee	Per application	\$100.00 + hourly rate + planning check fee
Amendment Assessment- District Plan Review (Residential and Non-Residential.)	Per application	\$85.00

Other	Units	2021/2022
Memorandum of Encumbrance Includes review and Council's legal costs	Per application	\$500.00
LINZ registration (s72, s75) Fee Where land is subject to natural hazards or building over more than one allotment. Includes review and Council's legal costs	Per application	\$500.00
LINZ Removal of Entry Fee Includes review and Council's legal costs	Per application	\$500.00
Notice To Fix (NTF) Fee includes preparation and administration	Per Notice	\$220.00
Certificate for Public Use (CPU);	Per application	\$500.00
Certificate for Public Use (CPU) Extension of Time:	Per application	\$100.00
Waiver and Modification of the Building Code applications Fee covers application and first hour's processing time. Additional processing time will be charged separately at the applicable hourly rate.	Per application	\$172.00
Change of Use Fee	Per application	\$100.00 Deposit + officers hourly rate
Owner Builder Fee: Fee provides for receiving, processing and sorting declaration	Per application	\$85.00
Engineering Audit Fee For PS1 received – at TA's discretion	Per application	\$150.00
Fire and Emergency NZ Notification (s46 of BA04)	Per application	\$100.00

Issuing Consent Report (Statistical Returns) - Annual Subscription for monthly reports	Per year	\$350.00
Issuing Consent Report (Statistical Returns - Monthly Fee	Per month	\$30.00
S116A Subdivision Check	Per application	\$170.00 + hourly rate for additional time
Third Party Report Filing Fee To place on the property file at owner's request. E.g. Pre 1992 Safe & Sanitary report from Building Surveyor. Note any report received must have a disclaimer in favour of, acceptable to, and indemnifying Council in all respects, put on the document and signed by the applicant.	Per Lodgement	\$200.00
S362T Building Contractor Filing Fee Received under separate cover and not with CCC application	Per application	\$25.00 + scanning costs
Other Administration Costs: Disbursement cost such as digital scanning or photocopying etc. will be charged at actual costs as appropriate.		Actual Costs
Requests for information Requests for information other than those relating to either the Resource Management Act 1991 or the Building Act 2004 that cannot be answered by customer service representatives will be charged at the hourly rates specified under the Local Government Official Information and Meetings Act 1987, Schedule of Fees and Charges for Requests for Official Information.		

Compliance Schedules and Building Warrant of Fitness	Units	2021/2022
Compliance Schedule (CS) issue/modification and assessment;	Per application	Admin fee \$95.00 plus \$65.00 per schedule item
Amendment to Compliance Schedule:	Per application	\$95.00
Receiving Annual BWOFF:	Per application	\$95.00
BWOFF Audit Site visit per hour (includes re-inspection)	Hourly Rate	\$198.00

Exemptions	Units	2021/2022
Exempt building work schedule 1, excludes (2)	Per application	\$240.00
Residential Exemption Application and Discretionary Exemptions; Schedule 1(2) Applications	Per application	\$240.00 + Officers hourly rate + Planning check + online fee
Commercial Exemption Application and Discretionary Exemptions; Schedule 1(2) Applications	Per application	\$500.00 + Officers hourly rate + Planning check + online fee

Extension of time	Units	2021/2022
Extension of time requests Fee covers application only. Processing time will be charged separately at the applicable hourly rate.	Per application	\$172.00

Council Officers Hourly rates	Units	2021/2022
Administration Staff.	Per hour	\$95.00
Building Officers	Per hour	\$172.00
Team Leader / Technical Specialist	Per hour	\$198.00
Manager	Per hour	\$225.00
Compliance Officer for all aspects of monitoring, enforcement and investigation work.	Per hour	\$198.00
External Specialists fees are charged out at actual costs + Admin Fee 15 min	As incurred	Actual cost + 15 min Admin Time

Building Inspection Fees

Building Inspections		
<ul style="list-style-type: none"> • Assessments of the number of building inspections required will be made as part of the building consent process. • Final inspection fees may also be required for other projects as deemed appropriate by the building inspector or processing officer. • Code Compliance Certificates and associated inspections must be paid prior to the building consent being released. • Fee rates are calculated at the time the consent is approved. 		

	Units	2021/2022
Building Inspection (residential)	Per inspection	\$180.00
Building Final Inspection (residential)	Per inspection	\$250.00
Building Inspection (non-residential)	Per inspection	\$200.00
Building Final Inspection (non-residential)	Per inspection	\$285.00
Building Compliance Schedule Inspection	Per inspection	\$300.00
Building Inspection same Day Cancellation Fee	Per inspection	\$180.00

Code Compliance Certificate (CCC)	Units	2021/2022
Code Compliance Certificate (residential)	Per Application	\$240.00
Code Compliance Certificate (non-residential)	Per Application	\$300.00
Copy of Code Compliance Certificate	Per Application	\$60.00

Historic CCC	Units	2021/2022
Code Compliance Certificate (CCC) for Building five years or older from date of granting the consent. Charges are incurred at an hourly rate and include a full review of the building project including site/project inspection. All modification/waiver fees are additional to stated fees.	Per Consent	Deposit of \$710.00 (plus building officer hourly rate as required)

Certificate of Acceptance (COA)

There are three types of COA applications

1. Emergency Work COA
2. COA
3. Certifier COA

	Units	2021/2022
<p>Certificate of Acceptance (COA) application (For Emergency work only)</p>	Per Application	<p>COA Lodgement Deposit based on project value + Actual Inspection Fees charged at Building Consent Rates + Record of Title + Levies if applicable + COA Certificate</p>
<p>Certificate of Acceptance (COA) applications Note: Building consent / COA lodgement deposit fees are charged twice. This covers the initial building consent fees that were payable had a building consent been obtained and the current COA application.</p>	Per Application	<p>COA Lodgement Deposit based on project value + Record of Title PLUS: Building Consent Lodgement deposit fee based on project value + Building consent required inspections charged at building consents rates + Actual COA inspections carried out + Levies if applicable + COA Certificate (current rates apply)</p>
<p>Certificate of Acceptance (COA) Certifier applications</p>	Per Application	<p>\$500.00 Deposit + inspections + processing costs at building officer hourly rate + COA Certificate + if applicable: sundry costs, online fee, planning check</p>

Certificate of Acceptance (COA) - Residential	Per Certificate	\$240.00
Certificate of Acceptance (COA) – Non-Residential	Per Certificate	\$300.00

Swimming Pool/ Small Heated Pool Compliance Cycle Inspection	Units	2021/2022
Swimming or small heated pool compliance (first and subsequent re-inspections)	Per inspection	\$185.00
Cost to place IQPI records on file and monitoring compliance	Per Application	\$65.00
Cost to give one property status and previous record to IQPI	Per Application	\$65.00

Amusement Device Permits (Fees are set by legislation)	Units	2021/2022
For one device, for the first seven days	Per application	\$11.50
For each additional device by the same owner for the first 7 days	Per application	\$2.30
For each device for each further period of 7 days	Per application	\$1.15

EPB Building Matters	Units	2021/2022
These charges are to recover the cost Council has incurred in implementing the legislative requirements under the Building (Earthquake-prone Building) Amendment Act 2016.		
EPB Extension of Time	Per application	\$150.00
EPB Exemption	Per application	\$150.00
Alterations to EPB	Per application	\$150.00
Determine EPB Rating	Per application	\$300.00

Building Control - Monitoring	Units	2021/2022
Inspection Charge	Per Hour	\$198.00
Administration Charge	Per Hour	\$95.00
Engineering and Asset Management	Actual Cost	Actual Cost +15min Admin Time
Disbursements	As incurred	Actual Cost

Alcohol Licensing - Building Code Certification Under the Sale of and Supply of Alcohol Act 2012	Units	2021/2022
Inspect premises for Fire and Access for PWD	Per application	\$395.00

Please contact Council Building Control Unit if you have any further questions.
THAMES-COROMANDEL DISTRICT COUNCIL
Private Bag, 515 Mackay Street, Thames Phone: 07 868 0200 www.tcdc.govt.nz