

Fees and Charges

Building Activity

Building fees and charges are calculated depending on the type of application, costs of the work involved, levies, how long it takes to process and how many inspections are required. All housing / residential, commercial, major alterations and Certificate of Acceptance require a deposit to be paid on application.

Building consents will not be issued until processing has concluded, fees and charges are calculated, and settlement of any additional fees and charges have been paid.

An estimated number of inspections will be charged for at the outset, with any additional inspections charged for at the end of the project / prior to issuing Code Compliance Certificate. Refunds may be available for any unused inspections; these are also calculated at the time of project completion.

Building Research (BRANZ), Ministry of Business Innovation and employment (MBIE) levies and insurance levies apply for building work over a certain value.

Where any building charge is inadequate to enable the recovery of the actual and reasonable costs, a further charge may be payable.

The owner is responsible for all fees and charges. If an application is withdrawn at any stage, any fees and charges incurred up to that point must still be paid. Any functions or services that are provided but are not specifically detailed in this schedule will be charged at the relevant officer charge-out rate.

All figures are GST inclusive unless expressly stated otherwise.

Project Information Memorandum (PIM) only		
Residential	\$235	Plus processing fees
Commercial / Industrial	\$340	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$65	Flat fee
AlphaOne / Objective Build online processing charge	\$92	Flat fee
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Granny flats (does not include administration, processing and insurance fees)		
Deposit	\$3,000	Per application
Project Information Memorandum (PIM)	\$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$400	Flat fee – Single residential
AlphaOne / Objective Build online processing charge	0.075% + GST	Where the value of building work is greater than \$125,000
Consent fee	\$595	Residential 1 – 2 Categories Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per on site inspection
	\$160	Per remote inspection
Code Compliance Certificate	\$595	Residential 1 – 2 Categories Plus processing fees

Housing / Residential (does not include administration, processing and insurance fees)

Deposit	\$3,000	Per application
Project Information Memorandum (PIM)	\$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$400	Flat fee – Single residential
	\$800	Flat fee – multi-units
AlphaOne / Objective Build online processing charge	\$92	Flat fee - Where the value of building work is less than \$125,000
	0.075% + GST	Where the value of building work is greater than \$125,000
	\$1,875 + GST	Flat fee – Where the value of building work is greater than \$2,500,000
Consent fee	\$595	Residential 1 - 2 Categories Plus processing fees
	\$775	Residential 3 Category Plus processing fees
	\$1,185	Multi-units x 2 Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$595	Residential 1 – 2 Categories Plus processing fees
	\$775	Residential 3 Category Plus processing fees
	\$1,185	Multi-units x 2 or more Plus processing fees

Commercial / Industrial (does not include administration, processing and insurance fees)

Deposit	\$3,000	Per application
Project Information Memorandum (PIM)	\$340	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$500	Flat fee
AlphaOne / Objective Build online processing charge	\$92	Flat fee - Where the value of building work is less than \$125,000
	\$0.075% + GST	Where the value of building work is greater than \$125,000
	\$1,875 + GST	Flat fee – Where the value of building work is greater than \$2,500,000
Consent fee	\$775	Commercial 1 - 2 Categories Plus processing fees
	\$950	Commercial 3 category Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$775	Plus processing fees Commercial 1 - 2 category
	\$950	Plus processing fees Commercial 3 category

Accessory Buildings* (does not include administration and processing fees)

*Garage / Shed / Sleepout / Temporary building / Pool / Sign / Demolition work outside the scope of Schedule 1

Deposit	-	Not applicable
Project Information Memorandum (PIM)	\$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$120	Flat fee
AlphaOne / Objective Build online processing charge	\$92	Flat fee – Where the value of building work is less than \$125,000
	\$0.075% + GST	Where value of building work is greater than \$125,000
Consent fee	\$215	Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$215	Plus processing fees

Minor Alterations / Renovations (<\$150,000) (does not include administration and processing fees)

Deposit	\$3,000	
Project Information Memorandum (PIM)	\$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$400	Flat fee
AlphaOne / Objective Build online processing charge	\$0.075% + GST	Where the value of building work is greater than \$125,000
	\$1,875 + GST	Flat fee – Where the value of building work is greater than \$2,500,000
Consent fee	\$595	Residential 1 - 2 Categories Plus processing fees
	\$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	\$915	Commercial 3 Category Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$595	Residential 1 - 2 Categories Plus processing fees
	\$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	\$915	Commercial 3 Category Plus processing fees

Major Alterations / Renovations (>\$150,000) (does not include administration and processing fees)

Deposit	\$3,000	
Project Information Memorandum (PIM)	\$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$400	Flat fee
AlphaOne / Objective Build online processing charge	\$0.075% + GST	Where the value of building work is greater than \$125,000
	\$1,875 + GST	Flat fee – Where the value of building work is greater than \$2,500,000

Consent fee	\$595	Residential 1 - 2 Categories Plus processing fees
	\$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	\$915	Commercial 3 Category Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$595	Residential 1 - 2 Categories Plus processing fees
	\$775	Residential 3 and Commercial 1 - 2 Categories Plus processing fees
	\$915	Commercial 3 Category Plus processing fees

Plumbing and Drainage (does not include administration and processing fees)

Deposit	-	Not applicable
Project Information Memorandum (PIM) (If applicable)	\$235	Plus processing fees
BCA Quality Assurance / Accreditation Levy	\$65	Flat fee
AlphaOne / Objective Build online processing charge	\$92	Flat fee - Where the value of building work is less than \$125,000
	\$0.075% + GST	Where value of building work is greater than \$125,000
Consent fee	\$215	Plus processing fees
Compliance Check – RMA / Planning	\$105	Plus processing fees if check exceeds 30 minutes
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$215	Plus processing fees

Solid Fuel Burner

Freestanding	\$635	Flat fee*
• Consent fee		
• AlphaOne / Objective Build online processing charge		
• Compliance check – RMA / Planning		
• One inspection		
• Code Compliance Certificate		
In-Built	\$860	Flat fee*
• Consent fee		
• AlphaOne / Objective Build online processing charge		
• Compliance check – RMA / Planning		
• Two inspections		
• Code Compliance Certificate		
Re-inspection fee ¹	\$225	Per inspection
Additional processing ²		Refer to processing fees

¹ In instances where an inspection fails and the building control officer is required to physically re-inspect.

² In instances where there are a significant number of requests for information (RFI's) during processing.

Marquee*

*Tents, marquees, and similar lightweight structures that do not meet the criteria of Schedule 1(5) of the Building Act 2004

Consent fee Includes: • Compliance check – RMA / Planning	\$70	Plus processing fees
AlphaOne / Objective Build online processing charge	\$92	Flat fee - Where the value of building work is less than \$125,000
	\$0.075% + GST	Where the value of building work is greater than \$125,000
BCA Quality Assurance / Accreditation Levy	\$62	Flat fee
Inspection fee	\$225	Per inspection
Code Compliance Certificate	\$70	Plus processing fees

Compliance Schedules

New	\$445	Plus processing fees
Duplicate / Copy	\$166	Flat fee
Amendment	\$235	Plus processing fees

Building Warrant of Fitness (BWOFF)

On or before due date	\$62	Backflow preventor only
Includes:	\$200	2 – 4 specified systems
• B-RaD	\$300	5 – 6 specified systems
• S-RaD	\$400	7 or more specified systems
After due date late fee	\$200	Flat fee
BWOFF Audit	\$225	Per inspection

Certificate of Acceptance (COA)

Emergency works	\$595	Plus, any processing fees, as well as any other fees, charges, or levies that would have been payable if a building consent had been applied for
All other works	\$1,850	Plus, any processing fees, as well as any other fees, charges, or levies that would have been payable if a building consent had been applied for in accordance with Section 97 of the Building Act 2004

Building Levies

BRANZ (as set by statutory requirements and payable on consent value over \$20,000)	\$1.00 per \$1,000, or part thereof
MBIE (as set by statutory requirements and payable on consent value over \$20,444)	\$2.01 per \$1,000 or part thereof

Other Building Fees and Charges

Withdrawal or lapse of a building consent	\$155	Flat fee
Waiver / Modification for durability	\$155	Flat fee
Notice to Fix Includes: • 1 investigation inspection • 1 hour processing	\$546	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate

Notice to Fix – Building Warrant of Fitness (BWOFF)	\$285	Flat fee
Residential pool compliance	\$225	Per inspection
Certificate of Public Use (CPU) Valid for 12 months on issue Includes: • 1 hour processing	\$565	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Additional CPU for an existing consent Includes: • 1 hour processing	\$820	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Minor variation to building consent	\$115	Plus processing fees
Amendment to Building Consent: • Consent fee	\$155	Plus processing fees
• BCA Quality Assurance / Accreditation Levy	\$100	Flat fee
Extension of Time to Building Consent	\$175	Flat fee
Section 37 Certificate preparation	\$85	Flat fee
Section 72: • Preparing / administration and signing for lodgement.	\$175	Plus LINZ lodgement fee
• Lawyers' fees and LINZ Lodgement	\$670	Deposit – Actual final fees will be on-charged
Section 75: • Preparing / administration and signing for lodgement	\$175	Plus LINZ lodgement fee
• Lawyers fees and LINZ Lodgement	\$670	Deposit – Actual final fees will be on-charged
Section 83 removal of entry	\$350	Plus LINZ lodgement fee
Section 124 notice (Excluded in the event of any natural disaster)	\$350	Flat fee
Section 238 File Lodgement Fee (For the Building Consent Authority to Submit Records to the Territorial Authority)	\$155	Flat fee
Code Compliance Certificate re-application after refusal	\$175	Plus processing fees
Exemption – Schedule 1(2) • AlphaOne / Objective Build online processing charge	\$400 \$92	Plus processing fees and levies Flat fee Applied to all applications whether approved or declined
Site inspections / Additional inspections	\$225	Per inspection
Remote / Desktop inspection	\$160	Per inspection Prior approval is required, and booking must be requested at least 48-hours in advance
Inspection booking cancellation – On the day of	\$130	Flat fee – Per inspection
Certificate of compliance (District Licencing Agency) Building Code assessment for fire safety and sanitary facilities in a building, in conjunction with an alcohol licence application. Includes: • 1 hour processing time	\$250	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate

Building infringement	\$155	Fixed administration fee Plus relevant set fee as per Schedule 1 - Building (Infringement Offences, Fees, and Forms) Regulations 2007
Heritage Earthquake Prone Building Extension of Time application Includes: • 1 hour processing time	\$360	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Receiving and reviewing of engineer / information relating to the status of an Earthquake Prone Building Includes: • 1 hour processing time	\$460	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Earthquake Prone Building Section 133AL notice Includes: • 1 hour processing time	\$260	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Earthquake Prone Building Notice removal Includes: • 1 hour processing time	\$260	Additional processing will be charged according to the standard processing fees, and any extra inspections will be charged at the standard inspection rate
Processing Fees / Charge-out rates		
Administration staff	\$155	Per hour
Residential Building Control Officer	\$210	Per hour
Commercial Building Control Officer	\$230	Per hour
Building Unit Manager	\$260	Per hour
Infrastructure Officer	\$210	Per hour
Meetings		Hourly fee structure applies for meetings exceeding 10 minutes
Specialist / Consultancy specific design input		Cost plus 10%
Insurance Levies*		
*Only applies to residential and accessory buildings where the value of building work is greater than \$20,000		
Accessory buildings	\$100	Flat fee
Housing / Residential - Standalone	\$300	Flat fee
Housing / Residential – Multi-units of 2	\$650	Flat fee
Housing / Residential – 3 or more multi-units	\$850	Flat fee
Commercial	\$500	Flat fee
MBIE Determination application for information		Lawyers' fees plus processing fees apply as per hourly processing fees below
Court Order application	\$150	Plus processing fees

Building Categories

Defined by The National Building Consent Authority Competency Assessment System – June 2010.

For further guidance on the building consent definitions for residential and commercial, visit: www.building.govt.nz

Residential 1	Residential outbuildings and ancillary buildings – as defined by the Building Regulations 1992. Detached dwellings (SH) designed to a common standard (eg, NZS 3604, NZS 4229) that are single storey and have an E2/AS1 risk matrix score less than or equal to 6.
Residential 2	Detached dwellings (SH) designed to a common standard (eg, NZS 3604, NZS 4229) that are less than or equal to two storeys and have an E2/AS1 risk matrix score less than or equal to 12.
Residential 3	Detached dwellings (SH) or other dwellings (SR) that are less than or equal to three storeys but limited to vertical plane fire separation and direct egress to the outside. E2/AS1 risk matrix score of 13–20. * *This level also includes specifically designed residential cladding systems, components, detailing and junctions and where a risk matrix score of greater than 20 has been calculated.
Commercial 1	Commercial, industrial and communal non-residential buildings and their associated outbuildings and ancillary buildings equal to or less than two storeys and an occupancy load of equal to or less than 100 people or SR or SA residential buildings up to two storeys and with horizontal fire separation.
Commercial 2	Commercial, industrial, communal residential and communal non-residential buildings equal to or less than four storey and an occupancy load of equal to or less than 500 people or SC or SD that are single storey.
Commercial 3	All uses of buildings that are over four storeys high, or contain over 500 occupants or SC or SD greater than single storey.