

Guidance Notes The Building (Fees) Regulations

The Plan fee is payable by the person by whom or on whose behalf the work is to be carried out, and it is payable when the plans are deposited. The inspection fee is payable by the person by whom or on whose behalf the work is to be carried out, and it is payable at the commencement of works on site.

A summary of the fees is set out below for information only and the Building Authority does not accept any responsibility for any error or misrepresentation in its compilation.

The Building (Fees) (No2) Regulations 2016 should be consulted for full detailed instruction and information.

Definition

“cost of the work” means the cost of the work shown on the plans required to be deposited for the purposes of regulation 12 of the principal Regulations, as would be charged for the work by a person or company in business to carry out the building work, excluding any professional fees and any value added tax which may be chargeable;

“dwelling” includes a proposed dwelling;

“dwelling-house” does not include a flat or maisonette or a building containing a flat or maisonette;

“unauthorised building works” has the same meaning as in regulation 26(1) of the principal Regulations,

“work” means —

- (a) the erection or extension of a building;
- (b) the alteration of a building other than the insertion of insulating material into a cavity wall;
- (c) the installation of a service or fitting;

In these Regulations —

- (a) the total floor area of a building or extension is the total of the floor areas of all the storeys in it; and
- (b) the floor area of —
 - (i) any storey of a building or extension, or
 - (ii) a garage or carport,

is the total floor area calculated by reference to the finished external faces of the wall enclosing the area or if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

“Single family dwelling” means a proposed new building used or intended to be used wholly for the purposes of one private dwelling house with a total floor area not exceeding 300m².

Tables for The Fixed Fees, and the Fixed Fees for single family dwellings (new dwellings only) give the plan and inspection fees payable for various types of work, and for all other work not described in the Fixed Fees Tables the plan and inspection fees are based on the estimated cost of work in accordance with the Fees Based on Estimated Cost Of The Work Table.

Regulations 4, 5 & 6

SCHEDULE 1 (FIXED FEES)

Type of work	Plan fee	Inspection fee
1. Erection of a detached building which consists of a garage or carport or both having floor area not exceeding 50 square metres in total and intended to be used in common with an existing building, and which is not an exempt building.	£52	£115
2. a) Erection of an attached building which consists of a garage or carport or both having floor area not exceeding 50 square metres in total and intended to be used in common with an existing building, and which is not an exempt building.	£52	£115
b) Erection of an extension to an attached building which consists of a garage or carport or both having floor area not exceeding 50 square metres (when added together) in total and intended to be used in common with an existing building, and which is not an exempt building.	£52	£115
3. Installation of un-vented hot water system in accordance with Part G3 of Schedule 1 to the principal Regulations, where the installation is not part of a larger project and where the authority carries out an inspection.	—	£110
4. Any extension of a dwelling the floor area of which does not exceed 70 square metres, including means of access and work in connection with that extension.	£120	£303
5. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, area of which does not exceed 70 square metres including means of access.	£120	£303
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be installed by a member of relevant self-certification scheme under Regulation 28 of the Principle regulations.	£89	£230

Note: VAT is not payable on plan or inspection fees.

Regulations 4, 5 & 6

SCHEDULE 2 FIXED FEES FOR NEW SINGLE FAMILY DWELLINGS (up to 400 square metres total floor area)

Date of deposit of plans	Plan fee	Inspection fee
After the commencement of these Regulations	£177	£261

Regulations 4, 5 & 6

**SCHEDULE 3
FEES BASED ON ESTIMATED COST OF WORK**

Estimated cost of work		Plan fee	Inspection fee
Exceeding	not exceeding		
0.00	£2,000	£52	£68
£2,000	£4,000	£68	£99
£4,000	£6,000	£84	£115
£6,000	£10,000	£115	£193
£10,000	£14,000	£131	£292
£14,000	£18,000	£146	£334
£18,000	£24,000	£162	£433
£24,000	£30,000	£167	£480
£30,000	£40,000	£251	£783
£40,000	£50,000	£298	£856
£50,000	£60,000	£376	£1,138
£60,000	£100,000	£465	£1,394
£100,000	£140,000	£579	£1,697
£140,000	£180,000	£731	£2,198
£180,000	£240,000	£924	£2,725
£240,000	£300,000	£1,138	£3,377
£300,000	£380,000	£1,347	£4,035
£380,000	£480,000	£1,712	£5,142
£480,000	£680,000	£2,010	£6,003
£680,000	£1,000,000	£2,610	£7,783
£1,000,000	—	£2,772	£8,295
plus for each £100,000 or thereof above £1,000,000 up to the maximum specified below		£449	£1,315
Maximum fee payable		£38,336	£115,007

Note: VAT is not payable on plan or inspection fees.

**SPECIAL NOTE:
AMENDMENTS & RESUBMISSIONS**

Where a plan fee has been paid and not refunded, the authority may not charge a further plan fee in respect of plans subsequently deposited for substantially the same work, subject to the followings:

When the plans have been passed—

- (a) No plan fee is payable for the submission of the first set of amended plans; and
- (b) Any further amended plans submitted are then subject to an additional plan fee payable at 50% of the cost of the original plan fee up to maximum of £400 (for each resubmission).

When the original plans are rejected—

- (a) No plan fee is payable for the first resubmission of plans provided they are submitted within 12 months of the date the original plans were deposited; and
- (b) Any subsequent resubmission shall be charged at the plan fee specified in the relevant Schedule.

A further plan fee is payable for any application which is required in cases where the original application has lapsed under section 15 of the Act (work on the original plans not commenced within 3 years from the deposit of plans).