

Building Control Fees

The following building control fees are a deposit only.

These include processing times only. Required inspections for your building consent will be charged additionally. The fees are not determined until all processing is complete, then an invoice may be produced and any extra fees will be required to be paid before the consent can be issued.

External consultants such as Fire Engineers, Structural Engineers, Environmental Health Officers are not included in the deposit, but may be required for some consent processing for example commercial buildings

Further fees may accrue throughout the building process, e.g. Re-inspection for failed inspections. The following fees are not fixed costs or final costs.

	Price incl. GST*
Residential Buildings	
New Dwelling – large > 250m ²	\$3,900.00
New Dwelling – small < 250m ²	\$3,100.00
Dwelling alterations – large	\$2,200.00
Dwelling relocated	\$1,600.00
Dwelling – minor dwelling alterations, minor plumbing alterations	\$450.00
Solid/Liquid Fuel Heaters	
Solid/Liquid fuel heater – freestanding/inbuilt/liquid	\$400.00
Solid/Liquid fuel heater – change location or make and/or model	\$250.00
Garages and/or Conservatories	
Proprietary garage – no plumbing	\$1,000.00
Proprietary garage – with plumbing & drainage	\$1,400.00
Proprietary garage – with sleepout, plumbing & drainage	\$1,700.00
Conservatories	\$800.00
Commercial or Industrial Buildings	
Commercial/industrial building =/<\$50,000	\$2,200.00
Commercial/industrial building \$50,001 - \$100,000	\$3,200.00
Commercial/industrial building \$100,001 - \$150,000	\$4,000.00
Commercial/industrial building \$150,001 - \$250,000	\$4,800.00
Commercial/industrial building \$250,001 - \$350,000	\$5,800.00
Commercial/industrial building \$350,001 - \$500,000	\$6,700.00
Commercial/industrial building \$500,001 - \$1,000,000	\$7,500.00
Commercial/industrial building >\$1,000,000 as per deposit invoice calculation	
Commercial alterations large	\$3,500.00
Commercial alterations small	\$2,000.00
Farm buildings	
Minor farm building (four bay shed)	\$750.00
Large farm buildings	\$1,000.00
Other Building Consent Applications	
Septic tank and effluent field consent only	\$550.00
Decks, patios, garden sheds, retaining walls, verandas, pergolas etc	\$550.00
Swimming pool – inbuilt plus fencing consent	\$450.00

Swimming pool – 1,200mm above ground and spa pool and fencing	\$100.00
Swimming pool compliance audit	\$200.00
Marquee over 100m ²	\$360.00
Solar hot water systems	\$460.00
Partial demolition of building	\$450.00
Drainage & septic tanks – minor work	\$450.00
Drainage & septic tanks – major work	\$900.00
Extension of time for consents not started within first year of granting	\$100.00
Waiver/modification waiver amendment	\$190.00
Project Information Memoranda (PIM)/Building Consideration	
PIM (deposit only) – processing time for PIM will be invoiced upon completion	\$350.00
Territorial Authority Building Consideration where no PIM applied for (deposit only) – processing time for PIM will be invoiced upon completion	\$350.00
PIM/Building Consideration rechecking fee	\$200.00
Specialist Reviews	
Consultancy (specific design peer reviews)	At Cost
Various charges	
Pre-consent meeting	First 30 minutes free, then charged at hourly rate
Monthly building statistics report	\$155.00
Lapsing of building consent	\$90.00
Surcharge – receiving hard copy applications, lodging online (per hour)	\$90.00
Building warrant of fitness renewal	\$100.00
Building warrant of fitness audit report and inspection fee	\$90.00
Construction statement review and acceptance	Charged at hourly rate in 15 minute increments
Exempt Building Work	
Lodgement of Building Act Schedule 1 - Exempt work reports with owner's declarations	\$90.00
Application for exempt work	\$500.00
Application for property report	\$70.00 +admin charges
Notices to Fix	
Notice to fix where consent held	\$200 plus recovery charges per hour for monitoring of notices under the Building Act 2004.
Notice to Fix where no consent held	\$450 plus recovery charges per hour for investigation and monitoring of notices under the Building Act 2004.
Application for Certificate of Acceptance (non-refundable) <i>Note: In the case of an application for a certificate of acceptance under Section 96(1)(a) of the Building Act 2004, the application must be accompanied</i>	\$850.00 Where the cost to process a Certificate of Acceptance exceeds the

<i>by any fees, charges or levies that would have been payable had the owner, or the owner's predecessor in title, applied for a building consent before carrying out the building work.</i>	deposit then additional cost will be charged at the relevant processing time.
Code Compliance Certificates & Compliance schedules	
Compliance schedule	\$200.00
Compliance schedule amendment	\$150.00
Compliance schedule statement	\$200.00
Code compliance certificate	One certificate included in consent application fee
New code compliance application following rejected application	\$100.00
Older code compliance certificate application (includes review of building consents if over four years old)	At cost
Earthquake prone buildings	
Application for exemption for an earthquake prone building (deposit)	\$450.00
Application for extension of time for a Heritage earthquake prone building (deposit)	\$450.00
Assessment of information related to a building's earthquake prone status (deposit)	\$550.00
Building Act 2004 Certificates	
Section 72 Land information Certificate (hazardous land register)	\$370.00
Section 73 Natural hazard	\$370.00
Section 75 Construction of building on 2 or more allotments	\$370.00
Building Warrant of Fitness audits	\$200.00 (1 inspection plus hourly)
Certificate of Public Use	\$345.00 (includes 1 inspection)
Certificate of Public Use – first extension	\$450.00
Certificate of Public Use – any further extensions	\$600.00
Request for Certificate of Title	\$25.00
Request for information to be placed on property file	\$90.00+ any additional fees for photocopying
Fire & Emergency New Zealand reviews (plus all FENZ charges)	\$250.00 + FENZ Charges)
Levies	
MBIE Levy	\$1.75 per \$1,000 when the estimated project value is \$20,444 and over
BRANZ Levy	\$1.00 per \$1,000 when the estimated project value is \$20,000 and over
Building Consent Accreditation (BCA) levy, applies to all projects unless otherwise stated	\$1.00 per \$1,000 of the estimated project value
Printing/submitting Building Consents*	
Full Building Consent	\$45.00
Additional Copy	\$45.00 + administration time
GoGet Administration Surcharge (all consents)	\$30.00
Online portal charge (all consents)	\$50.00
Regulatory hourly rates	
Administration officers	\$90.00 per hour
Building control officer (processing and inspections)	\$190.00 per hour

Regulatory officers (monitoring and enforcement)	\$190.00 per hour
Fire & Emergency NZ reviews	\$250.00 plus FENZ charges

*Your account will be charged in NZD