

Building Consents & PIMs

Application Fees

Our application fees cover our initial administration and the specified processing and number of inspections. Our application fees include GST.

They don't include:

- additional administration, processing and inspection fees, including reinspection fees
- disbursement costs
- consultants' fees
- the BRANZ levy (\$1 per \$1,000 for works valued at \$20,000 and over).
- the Ministry of Business, Innovation and Employment (MBIE) levy (\$1.75 per \$1,000 for works valued at \$65,000 and over)

Building consent fee terms

Fees are required to be paid within 7 days from the invoice being received. The processing of your application will continue when you receive the invoice. Further charges will be invoiced for disbursements and if additional time is spent processing the application.

Payment of additional consenting, administration, disbursements and consultants' fees shall be paid before application is issued.

Additional inspection fees shall be paid before Code Compliance Certificate is issued.

Minor work	Included processing & inspections	\$ including GST
Solid fuel heater freestanding		452.00
Inbuilt solid fuel heater	¾ hour processing 2 inspections	590.00
Minor plumbing and drainage	1 hour processing 2 inspections	627.00
Drainage work	2 hours processing 2 inspections	1076.00
Marquee larger than 100m ² (see discretionary exemptions)	½ hour processing 1 inspection	509.00

Pools and Outbuildings	Included processing & inspections	\$ including GST
Pool fence only - new or full replacement	1 hour processing 1 inspection	394.00
Swimming pool and pool fence	1 hour processing 2 inspections	808.00
Minor alteration to existing pool fence	½ hour processing 1 inspection	291.00
Garden sheds/carports up to \$19,000 value	1½ hours processing 2 inspections	866.00
Minor farm sheds* up to \$40,000 value	1¾ hours processing 2 inspections	973.00
Larger farm sheds * over \$40,000 value	3 hours processing 2 inspections	1606.00
Standard garages	2 hours processing 2 inspections	1038.00
Standard garages with sleepout*	2½ hours processing 3 inspections	1395.00
Garages* with plumbing and drainage	2½ hours processing 3 inspections	1395.00
Transportable outbuilding - yard built to be moved offsite	2 hours processing 4 inspections	1694.00

**if building is to be built wholly as a sleepout the residential dwelling fees apply*

Residential new dwellings (including Multiproof)	Included processing & inspections	\$ including GST
Building work less than \$300,000	8 hours processing 8 inspections	4152.00
Building work less than \$500,000	10 hours processing 8 inspections	4612.00
Building work less than \$1,000,000	12 hours processing 10 inspections	5440.00
Building work greater than \$1,000,000	14 hours processing 10 inspections	5900.00

Relocated residential dwellings	Included processing & inspections	\$ including GST
Relocated buildings less than \$100,000	4 hours processing 3 inspections	2,124.00
Relocated buildings greater than \$100,000	6 hours processing 4 inspections	2,712.00

Residential additions & alterations	Included processing & inspections	\$ including GST
Residential refile	1 hour processing 2 inspections	741.00
Residential removal	1 hour processing 1 inspection	416.00
Minor building work less than \$5,000	1 hour processing 2 inspections	558.00
Building alterations less than \$15,000	2 hours processing 3 inspections	884.00
Building alterations less than \$50,000	3 hours processing 3 inspections	1,566.00
Building alterations less than \$100,000	5½ hours processing 4 inspections	2,322.00
Building alterations less than \$300,000	7 hours processing 5 inspections	2,910.00
Building alterations less than \$500,000	9 hours processing 7 inspections	3,666.00
Building alterations greater than \$500,000	12 hours processing 8 inspections	4,464.00

Commercial/Industrial new buildings	Included processing & inspections	\$ including GST
Building work less than \$300,000	8 hours processing 8 inspections	4,329.00
Building work less than \$500,000	10 hours processing 8 inspections	4,749.00
Building work less than \$1,000,000	12 hours processing 10 inspections	5,970.00
Building work greater than \$1,000,000	14 hours processing 10 inspections	6,390.00

Commercial/Industrial alterations & additions	Included processing & inspections	\$ including GST
Minor building work less than \$5,000	1 hour processing 2 inspections	1,146.00
Building alterations less than \$15,000	2 hours processing 3 inspections	1,629.00
Building alterations less than \$50,000	3 hours processing 3 inspections	1,944.00
Building alterations less than \$100,000	5½ hours processing 4 inspections	2,742.00
Building alterations less than \$300,000	7 hours processing 5 inspections	3,720.00
Building alterations less than \$500,000	9 hours processing 7 inspections	4,686.00
Building alterations greater than \$500,000	12 hours processing 8 inspections	5,484.00

Other charges	\$ including GST
Customer portal, processing and inspection software fee: A fixed fee of \$90.00 will be charged for projects that have an estimated value of work between \$1.00 and \$124,999.00 (including GST). For projects where the estimated value of work exceeds \$124,999.00, the charge is a fee of 0.1% of the estimated value of work. The estimated value of work is capped at \$2.5 million.	See description
Document management and storage fee – project value < \$20,000	75.00
Document management and storage fee – project value > \$20,000	150.00
BCA accreditation levy – project value > \$20,000 < \$500,000	50.00
BCA accreditation levy – estimated value of work \$500,000 or more	0.50 per \$1,000 of project value
Hardcopy lodgment fee (excluding fireplaces and minor works)	100.00
Hourly Rate - Building Control Officer / Building Compliance Officer	210.00
Hourly Rate – Building Administration Officer	150.00
Inspection fee - per inspection	168.00
Amendment Fee Up to 1hr processing plus admin (extra inspections not included)	315.00
Minor variation fee – (includes ¾ hour processing and admin.)	158.00
BRANZ levy (per \$1,000. of GST Inclusive work of \$20,000 or more)	1.00
Building levy (per \$1,000. of GST Inclusive work of \$65,000 or more)	1.75
Project information memorandum - PIM (Includes 2 hours processing)	500.00
Historical CCC application applies to all consents granted >5 years prior (includes 1 inspection and 1/2 hr admin)	273.00
Removal of entry from record of title – BA2004 Sec 74(4)	700.00
Addition of entry on record of title – Sec 73 (including manual registration and updated copy of the title)	\$600.00
Extension of time application	100.00
Structural engineering or Fire engineering assessment/peer review	Cost + 10%
Compliance schedule – new or amended – rate per hour	210.00
Building warrant of fitness – audit inspection fee per hour	210.00
Building warrant of fitness – annual renewal (1-2 systems)	80.00
Building warrant of fitness – annual renewal (more than 2 systems)	150.00

Certificate of acceptance – building consent fee for the applicable building payable with lodgment, plus actual cost charges at \$210.00 per hour payable on issue of certificate.	
Change of use notification (per hour)	210.00
Building certificate (Sale and Supply of Alcohol)	150.00
Discretionary exemption fee (Schedule 1(2) of the Building Act 2004) - Fee covers first hour only, hourly rate applies for additional time	400.00
Discretionary Exemption application for injected wall insulation with a current codemark certificate	200.00
Application for certificate of public use – hourly rate applies after first hour	315.00
Application for a modification or waiver to a building consent	105.00
building consent minor works printed (per 10 minutes of staff time) (1 set)	10.00
Building consent residential consents printed (1 set)	150.00
Building consent commercial consents printed (1 set)	300.00
Property file search (Includes download, scanning documents and email) (per property)	30.00
Annual Building Consent list mailer (Annual fee for emailed list)	50.00
Infrastructure protection deposits (refundable)	1,000.00
<ul style="list-style-type: none"> • All relocated dwellings (onto site or off site) 	
<ul style="list-style-type: none"> • All commercial work in urban areas with a value of more than \$500,000 	
<ul style="list-style-type: none"> • And at Officer's discretion when there is a risk to infrastructure 	
Swimming pools	
Triennial compliance inspections	
<ul style="list-style-type: none"> • Compliant on inspection 	184.00
<ul style="list-style-type: none"> • Re-inspection (1 to 3 items) onsite or via desktop with photos provided 	84.00
<ul style="list-style-type: none"> • Re-inspection (>3 items) onsite inspection required 	168.00
Admin fee for audit carried out by IQPI	100.00
Removal of pool – owner to supply evidence (photos)	No Charge