

South Wairarapa DISTRICT COUNCIL Building Consent and PIM Fees 2024 -2025		All fees GST inclusive
Please note the fees listed below are Initial Fees only. They include administration time, vetting, specified processing and inspection time. They do not include any additional administration, processing or inspections, disbursements, consultant fees, Building Research Assn or MBIE levies.		Total fee excluding BRANZ and DBH levies.
<u>MINOR WORK</u>		
Solid fuel Heater Freestanding		\$416.00
Inbuilt Solid Fuel Heater and Inbuilt or Freestanding with Wetback		\$542.00
Minor Plumbing & Drainage (includes 1hr processing, 2 inspections)		\$579.00
Drainage Work (up to 2 hrs processing, 2 inspections)		\$989.00
Marquee >100sqm		\$468.00
Also see discretionary exemptions for marquees		
<u>SHEDS/GARAGES/SWIMMING POOLS</u>		
New swimming pool and pool fence (up to 1hr processing, 2 inspections)		\$741.00
Pool fence only - New or full replacement (up to 1hr processing, 1 inspection)		\$363.00
Minor alteration to existing pool fence (up to 1/2 hour processing, 1 inspection)		\$269.00
Garden Sheds/Carports up to \$19,000 value (up to 1.5hr processing, 2 inspections)		\$794.00
Minor Farm Sheds up to \$40,000 value (up to 1.75hr processing, 2 inspections)		\$896.00
Larger farm Sheds over \$40,000 value (up to 3hr processing, 2 inspections)		\$1,474.00
Standard Garages (up to 2 hr processing, 2 inspections)		\$951.00
Standard Garages with sleepout (up to 2.5 hrs processing, 3 inspections)		\$1,277.00
Garages with plumbing and drainage (up to 2.5 hrs processing, 3 inspections)		\$1,277.00
If outbuilding to be built wholly as sleepout use dwelling fee.		
Transportable outbuilding - yard built to be moved offsite (up to 2 hrs processing, 4 inspections)		\$1,550.00
Residential Repile (up to 1 hr processing, 2 inspections)		\$741.00
Residential Removal (up to 1hr processing, 1 inspection)		\$416.00
<u>NEW BUILDINGS - RESIDENTIAL (Including Multiproof)</u>		
Building work < \$300,000 (up to 8 hours processing, 8 inspections)		\$3,804.00
Building work < \$500,000 (up to 10 hours processing, 8 inspections)		\$4,224.00
Building work < \$1,000,000 (up to 12 hours processing, 10 inspections)		\$4,980.00
Building work > \$1,000,000 (up to 14 hours processing, 10 inspections)		\$5,400.00
<u>RELOCATED BUILDINGS - RESIDENTIAL</u>		
Relocated Buildings <\$100,000 (up to 4 hours processing, 3 inspections)		\$2,124.00
Relocated Buildings >\$100,000 (up to 6 hours processing, 4 inspections)		\$2,712.00
<u>ADDITIONS & ALTERATIONS - RESIDENTIAL</u>		
Minor building work <\$5,000 (up to 1 hour processing, 2 inspections)		\$558.00
Building Alterations <\$15,000 (up to 2 hours processing, 3 inspections)		\$884.00
Building Alterations <\$50,000 (up to 3 hours processing, 3 inspections)		\$1,566.00
Building Alterations <\$100,000 (up to 5.5 hours processing, 4 inspections)		\$2,322.00
Building Alterations <\$300,000 (up to 7 hours processing, 5 inspections)		\$2,910.00
Building Alterations <\$500,000 (up to 9 hours processing, 7 inspections)		\$3,666.00
Building Alterations >\$500,000 (up to 12 hours processing, 8 inspections)		\$4,464.00
<u>NEW BUILDINGS - COMMERCIAL/INDUSTRIAL</u>		
Building work < \$300,000 (up to 8 hours processing, 8 inspections)		\$4,329.00
Building work < \$500,000 (up to 10 hours processing, 8 inspections)		\$4,749.00
Building work < \$1,000,000 (up to 12 hours processing, 10 inspections)		\$5,970.00
Building work > \$1,000,000 (up to 14 hours processing, 10 inspections)		\$6,390.00
<u>ADDITIONS AND ALTERATIONS - COMMERCIAL/INDUSTRIAL</u>		
Minor building work <\$5,000 (up to 1 hour processing, 2 inspections)		\$1,146.00
Building Alterations <\$15,000 (up to 2 hours processing, 3 inspections)		\$1,629.00
Building Alterations <\$50,000 (up to 3 hours processing, 3 inspections)		\$1,944.00
Building Alterations <\$100,000 (up to 5.5 hours processing, 4 inspections)		\$2,742.00
Building Alterations <\$300,000 (up to 7 hours processing, 5 inspections)		\$3,720.00
Building Alterations <\$500,000 (up to 9 hours processing, 7 inspections)		\$4,686.00
Building Alterations >\$500,000 (up to 12 hours processing, 8 inspections)		\$5,484.00
Development levies may apply to commercial building consents. Please check with Council.		
<u>OTHER CHARGES (GST inclusive)</u>		
Processing and Inspection Software fee - for all projects >\$10,000		\$160.00

Document Management and storage fee - project value < \$20,000	\$75.00
Document Management and storage fee - project value \$20,000 or more	\$150.00
BCA Accreditation Levy - project value >\$20,000 < \$500,000	\$50.00
BCA Accreditation Levy - project value \$500,000 or more	0.50 per \$1,000 of project value
Hardcopy lodgement fee (excluding fireplaces)	\$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 3/4 hr processing & admin)	\$158.00
BRANZ Levy is \$1-00 per \$1,000 of GST inclusive work of \$20,000 or more	
Building Levy is \$1.75 per \$1000 of GST inclusive work of \$65,000 or more	
Project Information Memorandum - PIM (Includes 2 hours processing)	\$500.00
Extension of Time application	\$100.00
Historical CCC application applies to all consents granted >5 years prior (includes 1 inspection and 1/2 hr admin)	\$273.00
The building consent fee does not include the cost of any structural or fire engineers assessment which may be required.	
Structural Engineering or Fire Engineering Assessment/Peer review	Cost + 10%
Fire and Emergency design review	No charge
Building Warrant of Fitness - audit inspection fee per hour	\$210.00
Compliance Schedule - New or amendment - rate per hour	\$210.00
Building Warrant of Fitness - Annual Renewal (1-2 Specified systems)	\$80.00
Building Warrant of Fitness - Annual Renewal (More than 2 specified systems)	\$150.00
Certificate of Acceptance - Building consent fee for the applicable building payable with lodgement plus actual cost charges at \$200 per hour payable on issue of certificate.	
Change of Use notification	\$210 per hour
Building Certificate (Sale and supply of Alcohol)	\$175.00
Discretionary Exemption from Building Consent (Schedule 1(2) of the Building Act) Hourly rate applies after first hour	\$300.00
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	\$10 per 10 mins
Building Consent Residential Consents printed (Arch Plans and specs only)	\$150.00
Building Consent Commercial Consents printed (based on time taken - arch plans and specs only)	\$300.00
Property File Search (Includes download, scanning documents and email)	\$30.00
Annual Building Consent list mailer (Annual Fee - emailed)	\$50.00
Infrastructure Protection Deposits - All relocated dwellings (onto site or off site), - All commercial work in urban areas with a value of more than \$500,000, - And at officers discretion where there is risk to infrastructure.	\$1,000.00
Swimming Pool Charges - Existing pools (GST inclusive)	
Triennial compliance inspection (Compliant on inspection)	\$168.00
Re-inspection (1 to 3 items) onsite or via desktop with photos provided (at officers discretion)	\$84.00
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