

Statement of Proposal

Proposed Building Act 2004 Fees 2025/2026

This document is divided into four parts -

- Part 1: Introduction**
- Part 2: Reasons for the Proposed Fees and Charges**
- Part 3: Proposed Fees and Charges**
- Part 4: Options**
- Part 5: Have Your Say**

Purpose of this Statement of Proposal

This Statement of Proposal has been prepared as part of consultation regarding proposed fees and charges under the Building Act 2004 (the Act).

Sections 219, 240 and 243 of the Act allow Council to set fees for building consents and for other functions and services under the Act.

This statement of proposal has been prepared as part of consultation with those with an interest in the proposed fees to be charged by the Building Control Team from 1 July 2025

The special consultative procedure gives the public an opportunity to make submissions and provide feedback on the proposed fees. Once the submission period closes, hearings will be conducted if people indicate they want to speak in support of their submissions.

This statement of proposal has been prepared in accordance with the requirements of section 83 of the Local Government act 2002. It includes making publicly available—

- The proposed fees and the reasons for the proposed fees;
- Other reasonably practicable options; and
- A description of the consultation and submission process including the period within which views on the proposal may be provided.

Part 1: Introduction

The Building Control Group of Council has a variety of functions and services under the Act. The Act gives local authorities the power to set charges.

This proposal considers charges for:

Functions and services the Building Control Group perform under the Act as an accredited Building Consent Authority and Territorial Authority.

Council has reviewed the Act fees and charges. This statement of proposal includes:

- The reasons for the proposal;
- How people can present their views on the proposal; and
- Proposed fees and charges under the Act.

Part 2: Reasons for the Proposed Fees and Charges

Council's Revenue and Financing Policy states that Building Control group's costs shall be recovered 80% from individuals (private good) and 20% from rates funding (public good).

A review of current Building Control Group fees has been undertaken. Consideration of the review included:

- a) Cost recovery of the group's activities, recognising the private benefit of the activity and budget requirements.
- b) The ability of the Building Control group to meet the industry and statutory requirements, including accreditation while allowing for future regulatory demands on the Territorial Authority.

Part 3: Building Act 2004 – Proposed Fees and Charges

The fees and charges have been reviewed and Council considers that the proposed fees and charges are required.

Council is proposing the following changes to Building Control Group fees and charges:

- a) It is proposed to increase flat and miscellaneous fees by 2.2% (rounding to the nearest dollar) to account for CPI increase. As per the Marlborough District Council Building Control Group Fees and Charges Policy.
- b) Introduce new officer charge out rate for Processing of Alternative Plans and Specifications for Consent Applications in addition to standard plans and specifications where the applicant wants to obtain pre-approval for possible product substitutions. The option of preapproval for an alternative set of plans/specifications is voluntary for applicants and has been recently introduced by government in regulations, thus the group needs to ensure they are equipped to provide this service and be able to recover this charge for the service provision.
- c) Introduce new officer charge-out rate for Certificate of Public Use application processing due to increased level of service requirement as a result of TA audits undertaken by MBIE.

An hourly charge out rate will help recover personnel cost for complex and incomplete CPU applications that require significant amount of processing time compared to some simple applications.

- d) Increase charges for lapsing of building consent applications and extension of time to commence/complete building work under a building consent. These are supplementary functions associated to building consenting cancellation or time extension and will have no impact on core consenting service. This fee review is required due to increased decision recording resulting from external IANZ audits and increased administration time.
- e) Clarify the charges for issue of any other notice under the Building Act 2004 other than Notice to Fix as a separate item and introduce charges for CRM / Notice to Fix / Any Other Notice Follow-up inspections after the initial inspection which are not charged for and are funded by the rates component of budget. It is evident that compliance and enforcement issues are becoming complex to deal with and do not progress at pace, requiring multiple inspection follow-ups, thus effectively resulting in loss of income for BCG and negatively affecting ratepayers. Having an option to charge for follow-up inspections to resolve compliance issues will also promote increased level of response to offences.
- f) Introduce a new fee classification for major works with values between \$1,000,001 - \$4,000,000 for Schedule 1, Exemption 2 due to increased applications being received in this category. This will provide more certainty to applicants with flat fees instead of going through the negotiation process. Projects above \$4,000,000 will still require fees to be negotiated.
- g) Introduce a new fee for Change of Use Application Assessment and Extension of Specified Life of Building Application Assessment for cases where there is no requirement for a building consent, as required by section 115 and section 116 of the Building Act respectively.
- h) Reduce new compliance schedule administration fees to match minor application charges and increase the new compliance schedule generation fee for each system to remove the anomaly in figures. Processing time required for new compliance schedules is higher than an amendment and this change reflects it. This would also reflect the increased processing and administration time associated with compliance schedules, due to the significant increase in auditing requirements from IANZ.
- i) Include charges for provision of building consent statistics reports to various industry subscribers. BCG group currently provides weekly, monthly and annual statistic reports for building consents to various industry subscribers upon requests and recovers administrative charges for those functions. It is proposed to formally include these charges in the building control group fees and charges policy for transparency.
- j) Introduce charges for signoffs on building consents that are older than five years and that do not have code compliance certificates issued. This charge will help recover the officer charge out rate to process CCC along with inspection and travel costs associated with old building consents that have not been signed off. This charge is essential for council's cost recovery process.
- k) Increase swimming pool general rates for properties by CPI of 2.2%.

All proposed fees and charges are GST inclusive

Proposed 2025/2026 Fee Schedule:

	Consent Category	Value (\$)	Range	Zone 1 (\$)	Zone 2 (\$)	Zone 3 (\$)	Zone 4A (\$)	Zone 4B (\$)
Band A	Commercial, Industrial, Communal Residential, Communal Non-residential, New Dwelling, Dams or Reservoirs.	< \$200,000	Single storey	\$6,129	\$7,093	\$9,045	\$11,701	\$14,316
			With any part more than single storey	\$6,651	\$7,654	\$9,822	\$12,774	\$15,679
		\$200,000 - \$399,999	Single storey	\$6,677	\$7,642	\$9,594	\$12,250	\$14,865
			With any part more than single storey	\$7,200	\$8,202	\$10,371	\$13,323	\$16,228
		\$400,000 - \$799,999	Single storey	\$7,723	\$8,763	\$11,149	\$14,395	\$17,591
			With any part more than single storey	\$8,429	\$9,506	\$12,109	\$15,651	\$19,137
		\$800,000 - \$1,499,999	Single storey	\$9,526	\$10,604	\$13,206	\$16,748	\$20,235
			With any part more than single storey	\$10,938	\$10,982	\$13,801	\$17,638	\$21,415
		\$1,500,000 - \$3,999,999	N/A	\$14,753	\$15,944	\$19,198	\$23,625	\$27,983
		\$4,000,000 - \$9,999,999	N/A	\$18,177	\$19,444	\$23,131	\$28,148	\$33,087
\$10,000,000 - \$14,999,999	N/A	\$22,697	\$23,321	\$27,658	\$33,561	\$39,372		
\$15,000,000 and above	N/A	Negotiable						
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								
Band B	Significant projects will be charged as new work with Band A fees. Dwelling Additions/Alterations. Commercial, Industrial, Communal Use non-residential Additions/Alterations. New Lined Sheds and Garages, Removals & Demolition. Relocated to New Site.	Minor works < \$7,500	N/A	\$728	\$766	\$983	\$1,073	\$1,569
		\$7,500 - \$24,999		\$1,774	\$1,887	\$2,538	\$3,423	\$4,295
		\$25,000 - \$49,999		\$2,600	\$3,376	\$4,243	\$5,424	\$6,586
		\$50,000 - \$99,999		\$4,169	\$5,057	\$6,575	\$8,641	\$10,675
		\$100,000 - \$199,999		\$5,946	\$6,910	\$8,862	\$11,518	\$14,133
		\$200,000 - \$399,999		\$6,495	\$7,459	\$9,411	\$12,067	\$14,682
		\$400,000 - \$799,999		\$7,723	\$8,763	\$11,149	\$14,395	\$17,591
		\$800,000 and above		Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work
		Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.						
Band C	Solid Fuel Heaters, Solar Water Heaters, Plumbing, Drainage, Wastewater Systems, Wet-Floor Showers Replacement Only.	Minor works < \$10,000		\$591	\$629	\$846	\$1,141	\$1,431
		\$10,000 - \$19,999		\$728	\$766	\$983	\$1,278	\$1,569
		\$20,000 - \$49,999		\$1,094	\$1,132	\$1,349	\$1,644	\$1,934
		\$50,000 - \$99,999		\$1,434	\$1,509	\$1,943	\$2,533	\$3,115
		\$100,000 and above		Charged as Band F work	Charged as Band F work	Charged as Band F work	Charged as Band F work	Charged as Band F work
Band D	Marquees.	Any	Standard Marquees	\$427	\$465	\$682	\$875	\$1,268
Band E	Multi Use Approval Applications.	Up to \$7,500	N/A	\$728	\$766	\$983	\$1,073	\$1,569
		\$7,500 - \$19,999		\$1,591	\$1,704	\$2,355	\$3,423	\$4,112
		\$20,000 - \$99,999		\$2,296	\$2,448	\$3,315	\$4,290	\$5,658
		\$100,000 - \$499,999		\$4,675	\$5,091	\$7,476	\$10,518	\$13,919
		\$500,000 and above		\$5,015	\$5,468	\$8,071	\$11,407	\$15,099
Band F	Jetties, Swimming Pools/Fencing, Retaining Walls, any other SED design with engineer inspections (does not include Dams or Reservoirs), Unlined sheds/garages, Pole Sheds.	Up to \$7,500	N/A	\$728	\$766	\$983	\$1,278	\$1,569
		\$7,500 - \$19,999		\$1,094	\$1,132	\$1,349	\$1,644	\$1,934
		\$20,000 - \$99,999		\$1,957	\$2,070	\$2,721	\$3,606	\$4,478
		\$100,000 - \$499,999		\$2,479	\$2,631	\$3,498	\$4,679	\$5,841
		\$500,000 and above		Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work	Charged as Band A work
Note: Consents with multiple structures will incur additional inspection fees as required. Refer inspection fee costs.								

Miscellaneous Building Consent Fees (incl of GST unless stated)	
Consultancy Fees (if applicable)	
Structural/Geotechnical/Fire component - consultants review fee	Consultants fee plus 15%
Specialist advice - consultants review fee	Consultants fee plus 15%
Recovery of charges by Fire and Emergency New Zealand	As charged plus 15%
Other Agency Charges - Levies (calculated inclusive of GST)	
BRANZ Levy - collected on behalf by MDC	
Less than \$20,000	No Charge
\$20,000 and greater	\$1.00 per \$1,000
MBIE Levy - collected on behalf by MDC	
Less than \$65,000	No Charge
\$65,000 and greater	\$1.75 per \$1,000
Related Matters (if applicable)	
S71 Building Act Title Notations	\$2,005
S75 Building Act Title Notations	\$2,005
Lapsing (Cancelling) of Building Consent	\$183
Receiving hard copy applications	\$101
Processing of full private BCA applications (per hour)	\$213
Refusing of Building Consent/COA (Officer time is charged in addition)	\$213
Extension to time to commence/complete building work under a building consent (Plus building consent flat fee difference will apply to grant extension)	\$183
Processing of Alternative Plans/Specifications for consent applications (per hour)	\$183
Change of Use application assessment fee (where no requirement for a building consent)	\$205
Extension of Specified Life of Building assessment (Officer charge - per hour)	\$183
Change of fee payer - administration fee	\$101
Charge Out Rate (if applicable)	
Officer charge out rate for work not covered by Flat Fee Schedule (per hour)	\$183
Inspection Fees (charged additionally as applicable)	
Building Consent Inspection - Additional Inspection Fees	\$213
CRM / Notice to Fix / Any Other Notice Follow-up Inspection Fees	\$213
Pool Inspection - Follow-up Inspection Fees after Initial Inspection	\$213
CS & BWoF Inspection - Inspection Fees	
- 1st Hour	\$213
- Over 1st hour (charged in half hour increments)	\$107

Travel Fees per zone (charged additionally as applicable)	
Inspection travel fees when not part of a consent application - Zone 1	\$127
Inspection travel fees when not part of a consent application - Zone 2	\$165
Inspection travel fees when not part of a consent application - Zone 3	\$381
Inspection travel fees when not part of a consent application - Zone 4A (boat)	\$677
Inspection travel fees when not part of a consent application - Zone 4B (boat)	\$967
Building Warrants of Fitness & Compliance Schedules	
New Compliance Schedule administration fee (new or amendment application)	\$205
New Compliance Schedule generation fee (chargeable on each Specified System added)	\$250
Amendment to Compliance Schedule (chargeable on each Specified System being added/amended/removed)	\$213
Annual charge for Building Warrant of Fitness	\$161
Full Certificate of Acceptance (do not apply to emergency works requiring CoA)	
COA Pre-application Meeting/Discussion (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	\$183
Application lodgement fee (paid on submission and before processing)	\$669
Plus, Processing fee (additional to lodgement and paid upon processing)	\$1,311
Plus, Processing continued = % of value of work	2.00%
Plus, Inspections and travel costs - evidence	As per MDC fee schedule
Plus, Equivalent building consent flat fee for project	As per MDC fee schedule
Plus, Levies - MBIE and BRANZ as per normal building consent (if applicable)	As per MDC fee schedule
Plus, Services fees (if applicable)	As per MDC fee schedule
Plus, Development levies (if applicable)	As per MDC fee schedule

Minor Certificate of Acceptance (see COA brochure)	
COA Pre-application Meeting/Discussion (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	\$183
Application lodgement fee (paid on submission and before processing)	\$669
Plus, Processing continued = % of value of work	2.00%
Plus, Inspections and travel costs - evidence	As per MDC fee schedule
Plus, Equivalent building consent flat fee for project	As per MDC fee schedule
Plus, Levies - MBIE and BRANZ as per normal building consent (if applicable)	As per MDC fee schedule
Plus, Services fees (if applicable)	As per MDC fee schedule
Plus, Development levies (if applicable)	As per MDC fee schedule
Certificate for Public Use	
CPU Application Fee	\$229
CPU Processing Fee - Charge Out Rate (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	\$183
Any additional inspection not covered by flat fee - plus travel as per zone	\$213
Notices to Fix/Serving of Notices	\$258
Issue of any other Notice under Building Act 2004	\$258
Minor Variations (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	\$183
Full Amendments (made up from processing, inspection)	
Application and administration	\$509
Processing (Officer charge - per hour)	\$183
Additional inspections required	\$213
Plus travel as per zone	As per MDC fee schedule
Levies - MBIE and BRANZ apply to increased value of work as per Other Agency Charges (if applicable)	As per MDC fee schedule
Minor Administration Fees	
Minor Application and Administration Fee	\$205
Project Information Memorandum (PIM)	
Application charge - Standard fee	\$544

Schedule 1 Exemption 2 (calculated on average quality of application)	
Minor Works up to \$25,000	\$214
Minor Works \$25,001 - \$50,000	\$947
Major Works \$50,001 - \$200,000	\$1,666
Major Works \$200,001 - \$400,000	\$2,360
Major Works \$400,001 - \$1,000,000	\$3,359
Major Works \$1,000,001 - \$4,000,000	\$6,422
Major Works > \$4,000,001	Negotiable - considering value, type of work and risk
Artisan Remote/Virtual Inspection Refunds (Travel Charges Refunds)	
Inspection travel charges refunds - Zone 1	\$110
Inspection travel charges refunds - Zone 2	\$143
Inspection travel charges refunds - Zone 3	\$331
Inspection travel charges refunds - Zone 4A (boat)	\$588
Inspection travel charges refunds - Zone 4B (boat)	\$840
Dam Safety Regulations Charges	
Dam Classification Certificate (Form 1) Fee	\$571
Dam Safety Assurance Programme (Form 2) Fee	\$754
Annual Dam Compliance Certificate (Form 3) Fee	\$480
Refusal Fee <i>For Form 1, Form 2 or Form 3</i>	\$205
Officer Charge Out Rate (as applicable) <i>For work not covered by the flat fee schedule</i> (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	\$183
Specialist Advice - Consultants Review Fees (as applicable)	Consultant's fees, plus 15% (service charge).
Inspections and Travel Costs (as applicable)	Additional Inspection Fees, plus Travel Zone Charges as per Fee Schedule
Building Consent Statistics Reports	
One-off Weekly/Monthly/Yearly Report Requests (BC Issued or CCC Issued)	\$200
Annual Subscription Charge to Monthly Summary BC Issued Reports or CCC Reports	\$200
Annual Subscription Charge to Weekly Detailed BC Issued Reports	\$1,200
Annual Subscription Charge to Monthly Detailed BC Received and BC Issued Reports	\$600
Annual Subscription Charge to Monthly Detailed CCC Issued Reports	\$600

Building Consents Older than 5 Years	
Inspections + Travel - Any inspections completed between 5 and 10 years from the date of issue of building consent will be charged at 50% of current rate	As per MDC fee schedule
Inspections + Travel - Any inspections completed beyond 10 years from the date of issue of building consent will be charged at full current rate	As per MDC fee schedule
CCC Processing Charges (Officer charge - per hour)	\$183
Minor Variation and Modification of Building Code to Backdate Durability	\$205

Part 4: Options

Council has reviewed the charges for Building Group activities and considers that the proposed changes are required to recover the costs incurred by Council.

Council needs to consider what mechanisms are appropriate to meet the expenditure needs of the organisation. The charges outlined in the Statement of Proposal represent activities where Council has considered that the principle of user or beneficiary pays is most appropriate.

Regarding the balance between individual benefit and community benefit, Council considers it is appropriate that 80% of the costs are met by the benefiting individual/company and 20% apportioned to the general ratepayer.

Part 5: Have Your Say

Let us know what you think about our proposed fees and charges.

Anyone can make a submission. Your submission can support or oppose the proposals.

- You can make a submission online at <http://www.marlborough.govt.nz/> or you can collect a submission form from Council offices.
- Completed forms can be emailed to; buildingconsents@marlborough.govt.nz, submitted by hand or posted to the Picton or Blenheim Council offices.

Post to:

Building Control
Marlborough District Council
PO Box 443
Blenheim 7240

Deliver to:

Marlborough District Council
15 Seymour Street
Blenheim

Marlborough District Council
67 High Street
Picton

Council will acknowledge each submission received during the submission period.

Submitters should note that their submission will be copied and made available to the public after the submission period closes. Any submitter wishing to have their contact details withheld from the public documentation will need to state so in their submission.

Hearing of Submissions

Submissions on matters outside the scope of the proposed changes for fees and charges cannot be considered by the Hearings Panel.

A hearing will be scheduled after the submission period to hear any submissions made. Please state in your submission whether or not you wish to be heard.

The Council will contact all submitters in writing to advise the confirmed time, date and venue of the meeting to hear submissions. An analysis of all submissions and a final report will be presented to the Council for consideration and adoption.

Want more information?

If you have any questions about the proposed fees or need further information you can email; buildingconsents@marlborough.govt.nz, or phone Council on: **03 520 7400**

Submissions close 14 May 2025

Timeline for considering the proposed fees

14 April 2025 - 14 May 2025	Consultation period
14 May 2025, 5:00pm	Submissions close
To be Confirmed	Council considers submissions/hearing before Council Hearing Committee
5 June 2025	Council decision on proposed charges
1 July 2025	New fees and charges apply