

4.21. Revision of Building Control Fees 2023-2024

(Report prepared by B Robertson/G Ferguson)

R450-002-B01

Purpose of Report

1. The purpose of this report is to provide Council with the review of fees and charges for Building Control functions and consider an increase and change to the existing "Flat" fees schedule for the 2023/2024 year.

Executive Summary

2. The current fees were last increased in July 2022.
 3. The current fees have been reviewed and it is recommended that there is a 14.1% increase to the Building Control group fees and charges for the 2023/2024 financial year. In addition:
 - 3.1 Band D Marquees, there is a proposed fee **increase** for marquee building consent applications.
 - 3.2 Schedule 1 Exemptions, fees for minor works are proposed to **decrease** from \$605 to \$200.
 - 3.3 Fees relating to compliance schedule fees are proposed to **increase**.
 4. The Marlborough District Council Building Control - Charging Policy was changed in 2020 to allow for CPI adjustments to Fees and Charges on an annual basis from 1 July each year, increases greater than CPI are required to be consulted on using the special consultative procedure as provided in section 83 of the Local Government Act 2002 (LGA 2002).
-

RECOMMENDATION

That Council approve consultation under section 83 of the Local Government Act 2002 on Option A the proposed increases to the existing fee schedule for charges associated with Building Control activities effective from the 1 July 2023.

Background/Context

5. The Building Control Group (BCG) carries out two main functions, that of the Building Consent Authority (BCA) and the Territorial Authority (TA).
 6. The current BCG consists of 1 manager, 2 senior building control officers, 1 senior compliance officer, 1 senior investigating officer, 1 senior administration officer, 13 building control officers, 2 compliance officers, 3 administration officers, 1 vetting officer (permanent part time), 2 PIM officers and 1 permanent part time PIM officer.
 7. The group contracts Focus Consultancy to process building consents during periods of peak demand. Focus Consultancy has enabled the group to maintain statutory time frames through the busy and demanding industry activity.
 8. M & M Contracting is engaged as the Building Consent Authorities Quality Manager. M & M Contracting continues to assist the BCA in maintaining accreditation as a Building Consent Authority. Note: Next re-accreditation audit is scheduled for May 2024.
 9. The BGP income is generated 80% from fees and 20% from rates to align with Council Revenue and Finance Policy.
 10. The present Building Consent "Flat" fee regime was introduced on the 1 July 2013. Consents are categorised from Band A-F and costs are charged according to value of building and zoning of project within the district.
-

11. In 2018 Building Control revised its method of providing fee information from the standard fees booklet to a Building Control Group Charging Policy document. This document will be updated when the proposed fees are approved by full Council.
12. At each annual fee review the document will be reviewed and updated to provide clear information to the group's customers

Assessment/Analysis

13. Last financial year the number of dwellings constructed was 250. In comparison the five years average is 257. Overall, the number of building consents issued was 1378, the five-year average is 1463. When taking these numbers into consideration building consents issued for the dwellings and overall numbers are similar to the five years averages.
14. The Dam Safety Programme under the Building (Dam Safety) Regulations 2022 is to take effect 13 May 2024. The fees have not yet been set for this programme. When the fees are confirmed, a standalone paper will be submitted as a separate discussion topic.
15. Over recent years the Building Group has responded to an increased number of weather and earthquake emergency events. The initial responses and the ongoing recovery have put additional pressure on existing staff resources.
16. Ministry of Business Innovation and Employment (MBIE) has concentrated surveillance on compliance schedules. This has resulted in an increase in the amount of time and paperwork required to process consents and inspect compliance schedule items.
17. Under the Local Government Act 2002 (LGA) the Council has the authority to give effect to the decisions it makes under the Act, subject to sufficient consideration of all options. The Act clearly leaves it for the Council to exercise a discretion about compliance with the decision-making process. In making any judgement there are various aspects to be assessed, one of which is the principles in section 14 of the Act. One such principle is the need for the Council to undertake commercial transactions in accordance with sound business practices.
18. The Building Act 2004 (section 219 and section 240) empowers the Council and its Building Consent Authority to charge for the performance of any function or service under that Act. A Building Consent Authority can refuse to perform a function or service under the Building Act if it has not received payment.
19. To continue to meet the industry and statutory requirements, plus allow for future regulatory demands on the TA (such as the proposed introduction of the Dam Safety Programme). The group needs to maintain its current number of staff and continue with its current contract agreement for processing and quality management.
20. To ensure that the BCG activities continue to cover costs, a review of the current fee structure is required.
21. The fee structure and the fee levels are reviewed annually.
22. To avoid a budget short fall and therefore negative impact on rates, the building control group must consider the annual CPI and changes in operating expenditure on fees and charges.
23. The Building Control Team budget provision and fee review for the 2023/2024:
 - a) Current Revised Budget 2023/2024 (\$454,036) Deficit based on 80:20 user pay/ratepayer
 - b) CPI Fee increase (7.2%) 2023/2024 (\$222,736) Deficit based on 80:20 user pay/ratepayer
 - c) Fee increase (14.1%) 2023/2024 (\$1,073) Deficit based on 80:20 user pay/ratepayer
24. Over the last two years a remote inspection tool, Artisan, has been used by the Building Control Group. Artisan allows for remote inspections to be undertaken. This tool provides more flexibility to

the trade as they do not have to book or wait for inspections for projects to proceed. Due to the nature and large size of the Marlborough District a significant portion of some building consent fees are attributed to the cost of travel. When Artisan is used for inspections the travel component is refunded to the fee payer. The refund amounts are now included in the fees schedule. The use of Artisan increased last year, and uptake by the industry is expected to continue to grow going forward.

25. In addition to the 14.1% fee increase, there are some proposed changes to the fees. The changes include:
- a) Band D Marquees, there is a proposed fee **increase** for marquee building consent applications. This increase is proposed as current fee charged does not cover costs. To offset this increase, a Schedule 1 exemption can now be applied to marquees. The exemption negates the requirement for a building consent. The fees charged for a minor works exemption is less than what it costs for a building consent.
 - b) Schedule 1 Exemptions, fees for minor works are proposed to **decrease** from \$605 to \$200. The decrease is in response to feedback received from the marquee industry that the fee for minor work exemptions is too expensive for the purpose of erecting a marquee. After reviewing the amount of input required to process and issue a minor works exemption, it is proposed to reduce the fee. This reduction of fees will be of benefit to those companies who regularly apply for marquee building consents.
 - c) Fees relating to compliance schedule fees are proposed to **increase**. The proposed fee increase reflects the level of input now required to produce a compliance schedule and the necessary associated ongoing monitoring costs. The increase in input is a consequence of the findings of 2022 IANZ biannual audit of the Building Control Group.

Council's Building Control Group Fees and Charges Policy

26. The current Building Control Group Fees and Charges Policy includes the ability to make CPI increase to fees and charges by ratification of Council. increases greater than CPI are required to be consulted on using the special consultative procedure as provided in section 83 of LGA 2002.

Council's Revenue and Financing Policy

27. The Council's Revenue and Financing Policy states that 80% of the Building Control group's costs should be recovered from individuals (private good) and 20% is funded by rates (public good).

Building Control Group Fees and Charges Schedule

28. A review of the fee schedule has been carried out. An increase of 14.1% and additional changes is recommended to achieve the group's private good recovery in alignment with Council's Revenue and Financing Policy with the schedule of fees and charges.

Goods and Services Tax

29. The charges described in this document include GST.

Recommendations

Option A –14.1% Fee increase

Advantages

30. This increase will allow the Building Control fees and charges under the Building Act 2004 to assist in covering the cost of the Building Control Teams function align with Council's Revenue and Financing Policy.
31. The proposed increase to fees will maintain the group's ability to meet statutory and customer demands by maintaining the groups level of service.
32. Will avoid additional burden on Councils rate payer's fees.

Disadvantages

- 33. An increase in regulatory costs to Council customers.

Option B – 7.2% Fee increase

Advantages

- 34. The proposed increase to fees will increase the user pays budget amount from the status quo.
- 35. This proposed increase aligns with the annual CPI increase.

Disadvantages

- 36. This increase will not provide the Building Control fees and charges under the Building Act 2004 to align with Council Revenue and Financing Policy for Building Consent functions.
- 37. An increase in regulatory costs to Council customers.
- 38. Additional burden on Council rate payers of \$221,663.

Option C – Status Quo Maintain current 2023/24 fee structure.

Advantages

- 39. No increase in regulatory costs to the Council customers.

Disadvantages

- 40. No increase to fees will place additional burden on Councils rate payers of \$454,036.
- 41. No increase in fees will not align with Council Revenue and Financing Policy for Resource Consent functions.

Attachments

Attachment 4.21.1: 2022/2023 Current Fee Schedule

Page 110

Attachment 4.21.2: Proposed 2023/2024 Fee Schedule

Page 112

Author	Brendon Robertson, Building Control Group Manager
Authoriser	Gina Ferguson, Consents & Compliance Group Manager

Summary of decision-making considerations			
Fit with purpose of local government			
The proposal enables Council to provide good-quality and cost-effective service to customers and ratepayers.			
Fit with Council policies and strategies			
	<i>Contributes</i>	<i>Detracts</i>	<i>Not applicable</i>
LTP / Annual Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Social well-being	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment & RMA Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts & Culture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land transport	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks and reserves	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This proposal contributes to the annual plan and financial strategy relating to the cost recovery of Building Control functions.			
Nature of the decision to be made			
Approval of increased charges.			
Financial considerations			
The proposed fees will assist in ensuring the required income is obtained to maintain the function budget			
Significance			
The decision is considered of low significance under Council's Significance and Engagement Policy.			
Engagement			
The special consultative procedure will be followed to allow stakeholder engagement.			
Risks: Legal / Health & Safety etc			
Failure to resource the Building Control Group through lack of funding may place the BCA continued accreditation at risk.			
Climate Change Implications			
There are no known climate change implications to this decision.			

2022/2023 Current Fees 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.	< \$200,000	Single storey	\$5,009	\$5,910	\$7,511	\$9,684	\$11,828
		\$200,000 - \$399,999	With any part more than single storey	\$5,437	\$6,368	\$8,147	\$10,562	\$12,944
			Single storey	\$5,307	\$6,208	\$7,809	\$9,982	\$12,126
		\$400,000 - \$799,999	With any part more than single storey	\$5,884	\$6,815	\$8,594	\$11,008	\$13,391
			Single storey	\$6,311	\$7,273	\$9,230	\$11,886	\$14,507
		\$800,000 - \$1,499,999	With any part more than single storey	\$6,888	\$7,880	\$10,015	\$12,913	\$15,772
			Single storey	\$7,781	\$8,774	\$10,909	\$13,806	\$16,666
		\$1,500,000 - \$3,999,999	N/A	\$12,043	\$13,128	\$15,796	\$19,418	\$22,992
\$4,000,000 - \$9,999,999	N/A	\$14,834	\$15,981	\$19,005	\$23,110	\$27,160		
> \$10,000,000	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. Lined Sheds/Garages Removals & Demolition. Relocated to new site.	Minor works < \$7,500	N/A	\$595	\$626	\$804	\$878	\$1,284
		\$7,500 - \$24,999		\$1,450	\$1,543	\$2,076	\$2,801	\$3,515
		\$25,000 - \$49,999		\$2,127	\$2,874	\$3,586	\$4,551	\$5,505
		\$50,000 - \$99,999		\$3,410	\$4,249	\$5,494	\$7,184	\$8,852
		\$100,000 - \$199,999		\$4,860	\$5,165	\$6,766	\$8,939	\$11,084
		\$200,000 - \$399,999		\$5,307	\$6,208	\$7,809	\$9,982	\$12,126
		\$400,000 - \$799,999		\$6,311	\$7,273	\$9,230	\$11,886	\$14,507
		\$800,000 - Upward		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.	Minor works < \$10,000	N/A	\$484	\$514	\$692	\$934	\$1,172
		\$10,000 - \$19,999		\$595	\$626	\$804	\$1,046	\$1,284
		\$20,000 - \$49,999		\$893	\$924	\$1,102	\$1,343	\$1,582
		\$50,000 - \$100,000		\$1,172	\$1,233	\$1,589	\$2,072	\$2,549
		> \$100,000 refer Band F		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	\$266	\$296	\$474	\$716	\$954
Band E	Multi Use Approval Applications.	< \$7,500	N/A	\$595	\$626	\$804	\$878	\$1,284
		\$7,500 - \$19,999		\$1,301	\$1,394	\$1,927	\$2,801	\$3,367
		\$20,000 - \$99,999		\$1,878	\$2,001	\$2,712	\$3,510	\$4,631
		\$100,000 - \$499,999		\$3,828	\$4,165	\$6,122	\$8,610	\$11,399
		\$500,000 and above		\$4,106	\$4,475	\$6,610	\$9,339	\$12,366
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.	< \$10,000	N/A	\$484	\$626	\$804	\$1,046	\$1,284
		\$10,000- \$19,999		\$893	\$924	\$1,102	\$1,343	\$1,582
		\$20,000 - \$99,999		\$1,599	\$1,692	\$2,225	\$2,950	\$3,664
		\$100,000 - \$400,000		\$2,027	\$2,150	\$2,861	\$3,827	\$4,780
		> \$400,000 refer Band B		Charged as Band B work	Charged as Band B work	Charged as Band B work	Charged as Band B work	Charged as Band B work

Miscellaneous Building Consent Fees (incl of GST unless stated)	
Consultancy Fees (if applicable)	
Structural component - consultants review fee	Consultants fee plus 15%
Specialist advice - consultants review fee	Consultants fee plus 15%
Recovery of charges by New Zealand Fire Service	As charged plus 15%
Other Agency Charges	
Levies (calculated exclusive (net) 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 \$20,444	No Charge
\$20,444 and greater	\$1.75 per \$1,000
Related Matters (if applicable)	
S71 Building Act Title Notations	\$1,643
S75 Building Act Title Notations	\$1,643
Lapsing of Building Consent	\$83
Receiving hard copy applications	\$83
Processing of full private BCA applications	\$175
Refusing of building consent (officer time is charged in addition)	\$175
Extension to time to commence building work under a building consent	\$83
Charge Out Rate (if applicable)	
Officer charge out rate for work not covered by the Fee Schedule (per hour)	\$149
Inspection Fees (charged additionally as applicable)	
Building Consent Inspection -	
Additional Inspection Fees	\$175
Pool Inspection - Additional Inspection Fees	\$175
CS & BWoF Inspection - Additional Inspection Fees	
- 1st Hour	\$175
- Over 1st hour (charged in half hour increments)	\$88
Travel Fees per zone (charged additionally as applicable)	
Inspection travel fees when not part of a consent application - Zone 1 (Includes Officers Travel Time)	
	\$104
Inspection travel fees when not part of a consent application - Zone 2	
	\$134
Inspection travel fees when not part of a consent application - Zone 2	
	\$312
Inspection travel fees when not part of a consent application - Zone 4A (boat)	
	\$554
Inspection travel fees when not part of a consent application - Zone 4B (boat)	
	\$792
Building Warrants of Fitness & Compliance Schedules	
New Compliance Schedule administration fee	\$53
New Compliance Schedule generation fee (chargeable on each Specified System added)	\$93
Amendment to Compliance Schedule (chargeable on each Specified System being added/amended/removed)	\$93
Annual charge for Building Warrant of Fitness	\$53
Full Certificate of Acceptance (do not apply to emergency works requiring CoA)	
Application fee (paid on application)	\$548
Processing fee	\$1,074
Processing continued - % of value of work	1.50%
Inspections and travel costs - evidence	As per MDC fee schedule
Equivalent building consent fee for project	As per MDC fee schedule
Levies, MBIE and BRANZ as per normal building consent	As per MDC fee schedule
Services fees	As per MDC fee schedule
Development levies	As per MDC fee schedule
Minor Certificate of Acceptance (see COA brochure)	
Application fee (paid on application)	\$548
Processing continued - % of value of work	1.50%
Inspections and travel costs - evidence	As per MDC fee schedule
Equivalent building consent fee for project	As per MDC fee schedule
Levies, MBIE and BRANZ as per normal building consent	As per MDC fee schedule
Services fees	As per MDC fee schedule
Development levies	As per MDC fee schedule
Certificate for Public Use	
Application fee	\$187
Any additional inspection not covered by flat fee - plus travel as per zone	\$175
Notices to Fix/Serving of Notices	
	\$211
Minor Variations (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	
	\$150
Full Amendments (made up from processing, inspection)	
Application and administration	\$417
Processing @ hourly rate	\$150
Additional inspections required	\$175
Plus travel as per zone	see above
BRANZ and MBIE levies apply to increased value as per "Other Agency Charges"	
Minor Administration Fees	
Minor Application and administration fee	\$168
Project Information Memorandum (PIM)	
Application charge - Standard fee	\$445
Schedule 1 Exemption 2 (calculated on average application)	
Minor Works up to \$25,000	\$605
Minor Works \$25,001 - \$50,000	\$822
Major Works \$50,001 - \$200,000	\$1,326
Major Works \$200,001 - \$400,000	\$2,047
Major Works \$400,001 - \$1,000,000	\$2,913
Major Works > \$1,000,000.00	Negotiation considering value, type of work and risk

Proposed 2023/2024 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.	< \$200,000	Single storey	\$5,724	6,664	8,491	10,970	13,417
			With any part more than single storey	\$6,213	7,187	9,217	11,972	14,691
		\$200,000 - \$399,999	Single storey	\$6,066	7,005	8,832	11,311	13,758
			With any part more than single storey	\$6,725	7,699	9,729	12,484	15,203
		\$400,000 - \$799,999	Single storey	\$7,213	8,222	10,455	13,486	16,476
			With any part more than single storey	\$7,872	8,916	11,352	14,658	17,921
		\$800,000 - \$1,499,999	Single storey	\$8,895	9,940	12,376	15,682	18,944
			With any part more than single storey	\$9,896	10,293	12,932	16,513	20,048
\$1,500,000 - \$3,999,999	N/A	\$13,772	14,922	17,967	22,099	26,178		
\$4,000,000 - \$9,999,999	N/A	\$16,967	18,187	21,638	26,321	30,943		
> \$10,000,000	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 Sheds, Garages. Removals & Demolition. Relocated to new site.	Minor works < \$7,500	\$7,500 - \$24,999	\$680	\$715	\$918	\$1,002	\$1,465
			\$25,000 - \$49,999	\$1,657	\$1,762	\$2,371	\$3,197	\$4,013
			\$50,000 - \$99,999	\$2,430	\$3,194	\$4,006	\$5,108	\$6,195
			\$100,000 - \$199,999	\$3,895	\$4,764	\$6,185	\$8,113	\$10,017
			\$200,000 - \$399,999	\$5,554	\$5,811	\$7,638	\$10,117	\$12,564
			\$400,000 - \$799,999	\$6,066	\$7,005	\$8,832	\$11,311	\$13,758
			\$800,001 - Upward	\$7,213	\$8,222	\$10,455	\$13,486	\$16,476
				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.	Minor works < \$10,000	\$552	\$587	\$790	\$1,066	\$1,338	
		\$10,000 - \$19,999	\$680	\$715	\$918	\$1,194	\$1,465	
		\$20,000 - \$49,999	\$1,021	\$1,056	\$1,259	\$1,535	\$1,807	
		\$50,000 - \$99,999	\$1,339	\$1,409	\$1,815	\$2,366	\$2,910	
		> \$100,000 refer Band F	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	\$399	\$434	\$637	\$817	\$1,185
Band E	Multi Use Approval Applications.	Up to \$7,500	\$680	\$715	\$918	\$1,002	\$1,465	
		\$7,500 - \$19,999	\$1,486	\$1,591	\$2,200	\$3,197	\$3,842	
		\$20,000 - \$99,999	\$2,145	\$2,285	\$3,097	\$4,008	\$5,287	
		\$100,000 - \$499,999	\$4,370	\$4,755	\$6,988	\$9,827	\$13,009	
		\$500,000 and above	\$4,688	\$5,108	\$7,544	\$10,658	\$14,112	
Band F	Jetties, Swimming Pools/Fencing, Retaining Walls, any other SED design with engineer inspections (does not include Dams or Reservoirs), Pole Sheds.	Up to \$7,500	\$552	\$715	\$918	\$1,194	\$1,465	
		\$7,500 - \$19,999	\$1,021	\$1,056	\$1,259	\$1,535	\$1,807	
		\$20,000 - \$99,999	\$1,827	\$1,933	\$2,542	\$3,368	\$4,184	
		\$100,000 - \$499,999	\$2,316	\$2,456	\$3,268	\$4,370	\$5,457	
		> \$500,000 refer Band A	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	

Miscellaneous Building Consent Fees (incl of GST unless stated)	
Consultancy Fees (if applicable)	
Structural component - consultants review fee	Consultants fee plus 15%
Specialist advice - consultants review fee	Consultants fee plus 15%
Recovery of charges by New Zealand Fire Service	As charged plus 15%
Other Agency Charges	
Levies (calculated exclusive (net) of GST)	
BRANZ Lev - collected on behalf by MDC	
Less than \$20,000	No Charge
\$20,000 and greater	\$1.00 per \$1,000
MBIE Lev - collected on behalf by MDC	
Less than \$20,444	No Charge
\$20,444 and greater	\$1.75 per \$1,000
Related Matters (if applicable)	
S71 Building Act Title Notations	\$1,874
S75 Building Act Title Notations	\$1,874
Lapsing of Building Consent	\$94
Receiving hard copy applications	\$94
Processing of full private BCA applications	\$199
Refusing of building consent (officer time is charged in addition)	\$199
Extension to time to commence building work under a building consent	\$94
Charge Out Rate (if applicable)	
Officer charge out rate for work not covered by the Fee Schedule (per hour)	\$171
Inspection Fees (charged additionally as applicable)	
Building Consent Inspection -	
Additional Inspection Fees	\$199
Pool Inspection - Additional Inspection Fees	
	\$199
CS & BWoF Inspection - Additional Inspection Fees	
- 1st Hour	\$199
- Over 1st hour (charged in half hour increments)	\$100
Travel Fees per zone (charged additionally as applicable)	
Inspection travel fees when not part of a consent application - Zone 1	\$118
Inspection travel fees when not part of a consent application - Zone 2	\$153
Inspection travel fees when not part of a consent application - Zone 2	\$356
Inspection travel fees when not part of a consent application - Zone 4A (boat)	\$632
Inspection travel fees when not part of a consent application - Zone 4B (boat)	\$904
Building Warrants of Fitness & Compliance Schedules	
New Compliance Schedule administration fee	\$200
New Compliance Schedule generation fee (chargeable on each Specified System added)	\$100
Amendment to Compliance Schedule (chargeable on each Specified System being added/amended/removed)	\$200
Annual charge for Building Warrant of Fitness	\$150
Full Certificate of Acceptance (do not apply to emergency works requiring CoA)	
Application fee (paid on application)	\$625
Processing fee	\$1,225
Processing continued - % of value of work	1.70%
Inspections and travel costs - evidence	As per MDC fee schedule
Equivalent building consent fee for project	As per MDC fee schedule
Levies, MBIE and BRANZ as per normal building consent	As per MDC fee schedule
Services fees	As per MDC fee schedule
Development levies	As per MDC fee schedule
Minor Certificate of Acceptance (see COA brochure)	
Application fee (paid on application)	\$626
Processing continued - % of value of work	1.70%
Inspections and travel costs - evidence	As per MDC fee schedule
Equivalent building consent fee for project	As per MDC fee schedule
Levies, MBIE and BRANZ as per normal building consent	As per MDC fee schedule
Services fees	As per MDC fee schedule
Development levies	As per MDC fee schedule
Certificate for Public Use	
Application fee	\$214
Any additional inspection not covered by flat fee - plus travel as per zone	\$199
Notices to Fix/Serving of Notices	
	\$240
Minor Variations (Minimum of 1 hour charged out as 0.5 increments of hourly rate thereafter)	
	\$171
Full Amendments (made up from processing, inspection)	
Application and administration	\$476
Processing @ hourly rate	\$171
Additional inspections required	\$199
Plus travel as per zone	see above
BRANZ and MBIE levies apply to increased value as per "Other Agency Charges"	
Minor Administratoin Fees	
Minor Application and administration fee	\$192
Project Information Memorandum (PIM)	
Application charge - Standard fee	\$508
Schedule 1 Exemption 2 (calculated on average application)	
Minor Works up to \$25,000	\$200
Minor Works \$25,001 - \$50,000	\$885.42
Major Works \$50,001 - \$200,000	\$1,428.53
Major Works \$200,001 - \$400,000	\$2,205.55
Major Works \$400,001 - \$1,000,000	\$3,138.89
Major Works > \$1,000,000.00	Negotiation considering value, type of work and risk
Artisan Remote fee travel refund (Band A,B,C,F)	
Zone 1	\$94
Zone 2	\$121
Zone 3	\$281
Zone 4A	\$499
Zone 4B	\$713