



# Building consent fees

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## 2022/2023 & 2023/2024

### Financial years

- **2022/2023: 1 July 2022 to 30 June 2023**
- **2023/2024: 1 July 2023 to 30 June 2024**
- All fees include GST and if your application is withdrawn or lapsed, a refund may be given based on the amount of time already spent on it. Additional charges may apply.
- Please note that the fees listed below are initial fees only. They include administration time, processing time and a specified number of hours for inspections. They do not include any additional administration, processing or inspection time, disbursements, consultant fees, Building Research Association of NZ (BRANZ) and Ministry of Business, Innovation and Employment (MBIE) levies.
- The BRANZ levy is \$1.00 per \$1,000.00 for works \$20,000.00 and over, and MBIE levy is \$1.75 per \$1,000.00 for works \$20,444.00 and over. You will be notified of these additional fees after the process has been completed.
- Your approved Building Consent will be sent electronically unless you state otherwise. A fee will apply for hardcopy lodgements, and/or if a hardcopy of the issued document is requested (Refer page 9).

Keep your costs down - [book a pre-application meeting](#) - so you can talk to Council before submitting your application - we will make sure the right people are around the table to help you.

Save time and [apply online](#) - making sure you supply all the correct information, and all forms are completed correctly (including signatures).

Our Fee Calculator is designed to help you plan your project by estimating your initial Building Consent fees. [Try the online 2023-2024 fee calculator.](#)

Development and financial contributions are payable in relation to the subdivision and development of land. The amounts payable are described in [Council's Policy on Development and Financial Contributions](#).

**Building consent fees listed below are initial fees only - additional charges may apply  
(Payment terms are on page 9)**

Building Consent fees: 2022/2023 & 2023/2024 financial years

<b>Building Consent (BC) application type</b>	<b>2022-2023 Processing &amp; inspections included</b>	<b>2022-2023 fees</b>	<b>2023-2024 Processing &amp; inspections included</b>	<b>2023-2024 fees</b>
Pre-application meetings		Residential: \$180.00 per hour Commercial: \$205.00 per hour		Residential: \$195.00 per hour Commercial: \$220.00 per hour
Digital lodgement fee		New charge for 2023-2024		\$50.00
Building Consent for pool fence	up to 1 hour processing and admin 1 inspection visit	\$360.00		Removed. Covered under general building consent applications.
Free standing and Inbuilt fire Fast Track - five days	up to 1.5 hours processing and admin 1 inspection visit	Residential: \$450.00 Commercial: \$512.50	up to 1 hour processing, 0.5 hours admin and 1 hour inspection time	Residential: \$465.00 Commercial: \$515.00
Minor works (minor drainage)	up to 2 hours processing and admin 1 inspection visit	Residential: \$540.00 Commercial: \$615.00	up to 1.5 hours processing, 0.5 hours admin and 2 hours inspection time	Residential: \$757.50 Commercial: \$845.00
Standard garages Fast Track - five days	up to 2.25 hours processing and admin 2 inspection visits	\$765.00	up to 3 hours processing, 0.5 hours admin and 3 hours inspection time	Removed. Now classified under general building consents.
< \$5000	up to 2.75 hours processing and admin 2 inspection visits	Residential: \$855.00 Commercial: \$973.75	up to 3 hours processing, 0.5 hours admin and 2 hours inspection time	Residential: \$1,050.00 Commercial: \$1,175.00
To \$10,000	up to 5 hours processing and admin 2 inspection visits	Residential: \$1,260.00 Commercial: \$1,435.00	up to 5 hours processing, 0.5 hours admin and 2 hours inspection time	Residential: \$1,440.00 Commercial: \$1,615.00
To \$19,999	up to 5.5 hours processing and admin 3 inspection visits	Residential: \$1,530.00 Commercial: \$1,742.50	up to 5.5 hours processing, 1.5 hours admin and 3 hours inspection time	Residential: \$1,882.50 Commercial: \$2,095.00

Building Consent fees: 2022/2023 & 2023/2024 financial years

<b>Building Consent (BC) application type</b>	<b>2022-2023 Processing &amp; inspections included</b>	<b>2022-2023 fees</b>	<b>2023-2024 Processing &amp; inspections included</b>	<b>2023-2024 fees</b>
To \$50,000	up to 7 hours processing and admin 4 inspection visits	Residential: \$1,980.00 Commercial: \$2,255.00	up to 7 hours processing, 1.5 hours admin and 4 hours inspection time	Residential: \$2,370.00 Commercial: \$2,645.00
To \$100,000	up to 8 hours processing and admin 5 inspection visits	Residential: \$2,340.00 Commercial: \$2,665.00	up to 8 hours processing, 1.5 hours admin and 5 hours inspection time	Residential: \$2,760.00 Commercial: \$3,085.00
To \$200,000	up to 10 hours processing and admin 6 inspection visits	Residential: \$2,880.00 Commercial: \$3,280.00	up to 10 hours processing, 1.5 hours admin and 6 hours inspection time	Residential: \$3,345.00 Commercial: \$3,745.00
To \$300,000	up to 11 hours processing and admin 7 inspection visits	Residential: \$3,240.00 Commercial: \$3,690.00	up to 11 hours processing, 1.5 hours admin and 7 hours inspection time	Residential: \$3,735.00 Commercial: \$4,185.00
To \$500,000	up to 12 hours processing and admin 8 inspection visits	Residential: \$3,600.00 Commercial: \$4,100.00	up to 12 hours processing, 2.5 hours admin and 8 hours inspection time	Residential: \$4,275.00 Commercial: \$4,775.00
To \$1,000,000	up to 14 hours processing and admin 8 inspection visits	Residential: \$3,960.00 Commercial: \$4,510.00	up to 16 hours processing, 2.5 hours admin and 8 hours inspection time	Residential: \$5,055.00 Commercial: \$5,665.00
Over \$1,000,000	up to 16 hours processing and admin 10 inspection visits	Residential: \$4,680.00 Commercial: \$5,330.00	Covered by the new categories below for 2023-2024	Covered by the new categories below for 2023-2024
To \$2,000,000		New category for 2023-2024	up to 20 hours processing, 2.5 hours admin and 9 hours inspection time	Residential: \$6,030.00 Commercial: \$6,775.00
Over \$2,000,000		New category for 2023-2024	up to 22 hours processing, 3 hours admin and 10 hours inspection time	Residential: \$6,690.00 Commercial: \$7,415.00

Building Consent fees: 2022/2023 & 2023/2024 financial years

<b>Building Consent (BC) application type</b>	<b>2022-2023 Processing &amp; inspections included</b>	<b>2022-2023 fees</b>	<b>2023-2024 Processing &amp; inspections included</b>	<b>2023-2024 fees</b>
Schedule 1 exemption - minor works including exemption for blown insulation	up to 2 hours processing and admin	Residential: \$360.00 Additional time: \$180.00 per hour  Commercial: \$410.00 Additional time: \$205.00 per hour	up to 1 hour processing and 1 hour admin	Residential: \$345.00 Additional time: \$195.00 per hour  Commercial: \$370.00 Additional time: \$220.00 per hour
Schedule 1 exemption - all others	up to 4 hours processing and admin	Residential: \$720.00 Additional time: \$180.00 per hour  Commercial: \$820.00 Additional time: \$205.00 per hour	up to 4 hours processing and 1 hour admin	Residential: \$930.00 Additional time: \$195.00 per hour  Commercial: \$1,030.00 Additional time: \$220.00 per hour
Certificate for Public Use		Commercial: \$410.00 Additional time: \$205.00 per hour	up to 2 hours processing, 1 hour admin and 1 hour inspection time	Residential: \$735.00 Additional time: \$195.00 per hour  Commercial: \$810.00 Additional time: \$220.00 per hour
Fast Track - processed within 10 working days (conditions apply - applications will be accepted on a case-by-case basis)		Two times application fee  Additional time: Residential: \$360.00 per hour Commercial: \$410.00 per hour		Two times application fee  Additional time: Residential: \$390.00 per hour Commercial: \$440.00 per hour
Fast Track - processed within 5 working days (conditions apply - applications will be accepted on a case-by-case basis)		Three times application fee  Additional time: Residential: \$540.00 per hour Commercial: \$1,025.00 per hour		Charge removed

Building Consent fees: 2022/2023 & 2023/2024 financial years

Building Consent (BC) application type	2022-2023 Processing & inspections included	2022-2023 fees	2023-2024 Processing & inspections included	2023-2024 fees
Extension of time		Residential: \$270.00 Commercial: \$307.50		Residential: \$292.50 Commercial: \$330.00
Notice to fix		Residential: \$180.00 Additional time: \$180.00 per hour  Commercial: \$205.00 Additional time: \$205.00 per hour		Residential: \$195.00 Additional time: \$195.00 per hour  Commercial: \$220.00 Additional time: \$220.00 per hour
Owner supplied information		Residential: \$180.00 Commercial: \$205.00		\$195.00 per hour
PIM	up to 3 hours processing and admin	Residential: \$540.00 Additional time: \$180.00 per hour  Commercial: \$615.00 Additional time: \$205.00 per hour	up to 2 hours processing and 1 hour admin	Residential: \$540.00 Additional time: \$195.00 per hour  Commercial: \$590.00 Additional time: \$220.00 per hour

Service connection application fees	2022/2023 fees	2023/2024 fees
Sewer/wastewater	\$120.00	\$130.00
Stormwater	\$120.00	\$130.00
Water	\$120.00	\$130.00

Other fees	2022/2023 fees	2023/2024 fees
Restricted Building Work (for works \$20,000 and over)	\$90.00	\$97.50
BCA Accreditation Levy (for works \$20,000 and over)	Residential: \$50.00 Commercial: \$70.00	Residential: \$55.00 Commercial: \$75.00
Code Compliance Certificate processing fee (for works \$20,000 and over)	Residential: \$180.00 Commercial: \$205.00	Residential: \$195.00 Commercial: \$220.00
All additional processing and admin (per hour) - except where a different rate is listed	Residential: \$180.00 Commercial: \$205.00	Admin only: \$150.00 Residential: \$195.00 Commercial: \$220.00
All additional inspection visits (per visit)	Residential: \$180.00 Commercial: \$205.00	Residential: \$195.00 Commercial: \$220.00

## Building Consent fees: 2022/2023 & 2023/2024 financial years

Other fees	2022/2023 fees	2023/2024 fees
Amendment to building consent including B2 durability modification	\$205.00 Additional time: \$205.00 per hour	Residential: \$540.00 (includes 2 hours processing and 1 hour admin) Additional time: \$195.00 per hour  Commercial: \$590.00 (includes 2 hours processing and 1 hour admin) Additional time: \$220.00 per hour
Section 72 - building on land subject to natural hazards	Residential: \$180.00 + actual cost Commercial: \$205.00 + actual cost	Residential: actual cost Commercial: actual cost (Processing time covered in initial fee)
Section 75 - building on two or more allotments	Residential: \$180.00 + actual cost Commercial: \$205.00 + actual cost	Residential: actual cost Commercial: actual cost (Processing time covered in initial fee)
Structural checking fee	Actual cost	Actual cost

Certificate of Acceptance (COA)	2022/2023 fees	2023/2024 fees
Works under \$100,000.00	\$900.00 + normal building consent fee + levies for MBIE Additional time: Residential: \$180.00 per hour Commercial: \$205.00 per hour Additional processing time will be charged at the end of the process	\$1,200.00 + normal building consent fee + levies for MBIE Additional time: Residential: \$195.00 per hour Commercial: \$220.00 per hour Additional processing time will be charged at the end of the process
Works \$100,000.00 and over	\$2,600.00 + normal building consent fee + levies for MBIE Additional time: Residential: \$180.00 per hour Commercial: \$205.00 per hour Additional processing time will be charged at the end of the process	\$3,500.00 + normal building consent fee + levies for MBIE Additional time: Residential: \$195.00 per hour Commercial: \$220.00 per hour Additional processing time will be charged at the end of the process

Building Consent fees: 2022/2023 & 2023/2024 financial years

<b>Compliance Schedule (CS)/ Building Warrant of Fitness (BWOFF)</b>	<b>Processing time included</b>	<b>2022/2023 fees</b>	<b>2023/2024 fees</b>
BWOFF Registration: 1-2 specified systems	0.5 hours	\$90.00	\$97.50
BWOFF Registration: 3-8 specified systems	1 hour	\$180.00	\$195.00
BWOFF Registration: 9 or more specified systems	1.5 hours	\$270.00	\$292.50
BWOFF/CS audit		\$180.00 per hour	\$195.00 per hour
New CS or Amendment to CS	1 hour	\$200.00 Additional time: \$200.00 per hour	\$220.00 Additional time: \$220.00 per hour
Notice to fix	1 hour	\$180.00	\$195.00
Residential cable car	0.5 hours	\$90.00	\$97.50
Additional time – except where a different rate is listed		\$180.00 per hour	\$195.00 per hour

<b>Earthquake prone buildings</b>	<b>Processing time included</b>	<b>2022/2023 fees</b>	<b>2023/2024 fees</b>
Extension of time	1 hour	\$180.00	\$195.00
Exemption	1 hour	\$180.00	\$195.00
Additional time		\$180.00 per hour	\$195.00 per hour
Earthquake prone building on MBIE register		\$180.00 per building	\$195.00 per building

<b>Residential pools</b>	<b>2022/2023 fees</b>	<b>2023/2024 fees</b>
Pool audit inspection	\$180.00	\$195.00
Pool re-inspection (1 to 3 items)	\$90.00	\$97.50
Pool re-inspection (4 to 6 items)	\$135.00	\$146.00
Pool re-inspection (7 or more items)	\$180.00	\$195.00
Pools–receipt of IQPI report	\$90.00 (first 0.5 hour) Additional time: \$180.00 per hour	\$97.50 (first 0.5 hour) Additional time: \$195.00 per hour
Notice to fix	\$180.00 (first hour) Additional time: \$180.00 per hour	\$195.00 (first hour) Additional time: \$195.00 per hour
Applications for waivers under section 67A of the Building Act 2004	\$360.00 Additional time: \$180.00 per hour	Removed. Covered by processing fee.

## Building Consent fees: 2022/2023 & 2023/2024 financial years

Hardcopy lodgements and documents issued for consent	2022/2023 fees	2023/2024 fees
Hard copy lodgement fee; excludes Freestanding and Inbuilt fires, Minor Works, and Exemptions	Residential: \$90.00 Commercial: \$102.50	Residential: \$97.50 Commercial: \$110.00
Minor Works Consent (hardcopy)	Residential: \$90.00 Commercial: \$102.50	Residential: \$75.00 Commercial: \$75.00
Residential Consent (hardcopy)	\$180.00	\$150.00
Commercial Consent (hardcopy)	\$205.00 (first hour) Additional time: \$205.00 per hour	\$150.00 (first hour) Additional time: \$150.00 per hour

Other building information – on our website	2022/2023 fees	2023/2024 fees
Approved Building Permit and Building Consent information	Free	Free
Plumbing and Drainage Plan	Free	Free
List of building consents – monthly (received or granted)	Free	Free

Eco-design advisor services	2022/2023 fees	2023/2024 fees
Home Start certified assessment (includes 8 hours of processing)	\$1,500.00 Additional time: \$180.00 per hour	\$1,500.00 Additional time: \$180.00 per hour

### Environmental Sustainability Initiatives

#### Free service available – Eco Design Advisor home assessment (2 hours)

The following services are **free of charge** for 5 hours of initial processing and one monitoring inspection, after which standard charges for the category of consent will apply:

- Domestic solar hot water heating panels
- Solar water heating systems
- Hot water heat pump systems

Home Star certified assessment – \$1,500 for 8 hours processing. Additional time at hourly rate: \$180 per hour (applies for both 2022/2023 & 2023/2024 financial years)



Go to [hutt.city/eco-advice](https://hutt.city/eco-advice) to make a booking or phone 027 406 5642



## **Building Consent terms and late payment**

### **Initial fees and additional fees**

Initial fees can be paid anytime from the invoice being received and must be paid before approved applications are issued by Council. 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.

### **Terms of payment**

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.

Late payment will incur an additional administrative fee - lesser of 10% of the overdue amount or

- before 1 July 2023: \$300
- from 1 July 2023: \$150
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

### **Pools late payment**

If payment is not received by the 20th of the month following the date of the invoice, the following will apply:

- an additional administrative fee - lesser of 10% of the overdue amount or
  - before 1 July 2023: \$300
  - from 1 July 2023: \$150
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

### **Building Warrant of Fitness terms and late payment**

Registration fees must be paid between the Building Warrant of Fitness renewal date and the 20th of the following month.

If payment is not received by the 20th of the month following the renewal date of your Building Warrant of Fitness, the following will apply:

- an additional administrative fee - lesser of 10% of the overdue amount or
  - before 1 July 2023: \$320
  - from 1 July 2023: \$150
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

### **Building Warrants of Fitness inspections terms and late payment**

#### **Terms of payment**

Payment to be made before the 20th of the following month.

#### **Late payment**

If payment is not received by the 20th of the month following, the following will apply:

- an additional administrative fee - lesser of 10% of the overdue amount or
  - before 1 July 2023: \$310
  - from 1 July 2023: \$150
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.