



Building Consent Fees and Charges

2025–2026 financial year: 1 July 2025 to 30 June 2026

Council has a new digital building consenting platform as from May 2026. The fee schedule has been updated to reflect changes associated with the new system, with all updates contained within the [Digital lodgement fees](#) table.

Talk to Council before submitting your application in a pre-application meeting – we will make sure the right people are around the table to help you. [Book a pre-application meeting](#).

Save time and apply online – making sure you supply all the correct information & all forms are completed correctly (including signatures!).

Estimate your initial Building Consent fees with our [online 2025-2026 fee estimate calculator](#).

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Application fees

Our application fees include GST, and cover initial time spent on administration and processing, and the specified number of inspections. They don't include:

- additional administration, processing and inspection fees
- disbursement costs
- consultants' fees (at cost)
- 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)
- BCA Accreditation Levy (\$1.00 per \$1,000 for works valued at \$20,000 and over) (non-refundable)

We'll advise any additional fees once the application process is complete.

Council's Digital lodgement fees cover the licensing and operation of our Council's Building Consent portal. Some application types are exempt – details [here](#). All consents lodged with Council for the 2025–26 financial year will incur a Digital lodgement fee.

Your approved consents will be sent electronically unless you request a hardcopy.

Additional fees apply for hardcopy applications/issue of consents, and applications not submitted via the Council's Building Consent portal. There are some exemptions – details [here](#).

Development and Financial Contributions

These fees are payable for subdivision and development of land, as detailed in [Council's Policy on Development and Financial Contribution](#).

How to pay

All fees and charges are listed on your Council invoice. You can pay by bank transfer, debit or credit card, or in person at the Council office, 30 Laings Road. There is no surcharge on credit card payments.

Building Consent fee 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 \$357.50
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Application Fee Refunds

You can withdraw your building consent application before it has been granted by Council.

If you withdraw or cancel your application, any refund will reflect the time our team have already spent processing it.

Building Consent Fees & Charges

Pre-application meeting fees

Description	Fees
Standard pre-application meeting includes 2 hours of processing/meeting time for residential and commercial	Residential: \$500.00 Additional time: \$250.00 per hour
	Commercial: \$540.00 Additional time: \$270.00 per hour
Pre-application meeting including Fire Engineering Brief includes 4 hours of processing/meeting time	\$1,080.00 Additional time: \$270.00 per hour

Digital lodgement fees

Description of fees and application types	Fees
Building Consent (Form 2) (includes Minor Works)	\$166.00 fixed fee
Amendment to Building Consent (Form 2)	
Project Information Memorandum and Building Consent (Form 2)	
Project Information Memorandum Only (Form 2)	
Certificate of Acceptance (Form 8)	
Certificate for Public Use (Form 15)	
Schedule 1 Discretionary Exemption from a Building Consent	
Free standing and Inbuilt wood burners	No fee

Hardcopy lodgements and documents issued for consent

Fee type	Fees
If you are lodging your application outside of Council's Building Consent portal, you will still incur a digital lodgement fee, excluding: <ul style="list-style-type: none"> Free standing and Inbuilt wood burners; and Code Compliance Certificates (CCCs) for Building Consents older than five years. Refer CCC & B2 Modification .	
Hardcopy application documents or Electronic applications that are not submitted via Council's Building Consent portal	Residential: \$500.00
	Commercial: \$540.00
Hardcopy CCC application documents or Electronic CCC applications that are not submitted via Council's Building Consent portal	Residential: \$250.00
	Commercial: \$270.00
Printed issued Residential Consent documents	\$250.00 per hour
Printed issued Commercial Consent documents	\$270.00 per hour

Building Consent application fees (excludes other associated fees such as Code Compliance Certificate application fee)

Fee type	Processing & Inspections included	Fees
Free standing and Inbuilt wood burner Fast Track – 5 days	includes 1.5 hours processing, 0.5 hours admin and 1 hour inspection time	Residential: \$707.50 Commercial: \$757.50
Minor works (minor drainage)	includes 2 hours processing, 0.5 hours admin and 2 hours inspection time	Residential: \$1,082.50 Commercial: \$1,162.50
Up to and including \$5,000	includes 3 hours processing, 0.5 hours admin and 2 hours inspection time	Residential: \$1,332.50 Commercial: \$1,432.50
Up to and including \$10,000	includes 5 hours processing, 1 hour admin and 2 hours inspection time	Residential: \$1,915.00 Commercial: \$2,055.00
Up to and including \$19,999	includes 5.5 hours processing, 1.5 hours admin and 3 hours inspection time	Residential: \$2,372.50 Commercial: \$2,542.50
Up to and including \$50,000	includes 7 hours processing, 1.5 hours admin and 4 hours inspection time	Residential: \$2,997.50 Commercial: \$3,217.50
Up to and including \$100,000	includes 8 hours processing, 1.5 hours admin and 5 hours inspection time	Residential: \$3,497.50 Commercial: \$3,757.50
Up to and including \$200,000	includes 10 hours processing, 1.5 hours admin and 6 hours inspection time	Residential: \$4,247.50 Commercial: \$4,567.50
Up to and including \$300,000	includes 11 hours processing, 1.5 hours admin and 7 hours inspection time	Residential: \$4,747.50 Commercial: \$5,107.50
Up to and including \$500,000	includes 12 hours processing, 2.5 hours admin and 8 hours inspection time	Residential: \$5,412.50 Commercial: \$5,812.50
Up to and including \$1,000,000	includes 16 hours processing, 2.5 hours admin and 8 hours inspection time	Residential: \$6,412.50 Commercial: \$6,892.50
Up to and including \$2,000,000	includes 20 hours processing, 2.5 hours admin and 9 hours inspection time	Residential: \$7,662.50 Commercial: \$8,242.50
Over \$2,000,000	includes 22 hours processing, 3 hours admin and 10 hours inspection time	Residential: \$8,495.00 Commercial: \$9,135.00
Fast Track - processed within 10 working days (conditions apply - applications will be accepted on a case-by-case basis only)		Residential: Two times application fee Additional time: \$500.00 per hour Commercial: Two times application fee Additional time: \$540.00 per hour

Associated Building Consent fees

Fee type	Fees
Amendment to building consent	<p>Residential: \$665.00 (includes 2 hours processing and 1 hour admin) Additional time: \$250.00 per hour</p> <p>Commercial: \$705.00 (includes 2 hours processing and 1 hour admin) Additional time: \$270.00 per hour</p>
Extension of Time	<p>Residential: \$500.00</p> <p>Commercial: \$540.00</p>
Certificate for Public Use	<p>Residential: \$915.00 (includes 2 hours processing, 1 hour admin and 1 hour inspection time) Additional time: \$250.00 per hour</p> <p>Commercial: \$975.00 (includes 2 hours processing, 1 hour admin and 1 hour inspection time) Additional time: \$270.00 per hour</p>
All additional processing and admin - except where a different rate is listed	<p>Admin only: \$165.00 per hour</p> <p>Residential: \$250.00 per hour</p> <p>Commercial: \$270.00 per hour</p>
Building inspections – minimum charge of 1 hour per inspection	<p>Residential: \$250.00 Additional time: \$250.00 per hour</p> <p>Commercial: \$270.00 Additional time: \$270.00 per hour</p>
Restricted Building Work (for works \$20,000 and over)	\$125.00
Levies	<p>BRANZ levy: \$1 per \$1,000 for works valued at \$20,000 and over</p>
Note:	<p>MBIE levy: \$1.75 per \$1,000 for works valued at \$65,000 and over</p>
<ul style="list-style-type: none"> BRANZ and MBIE levies are subject to legislation changes BCA Accreditation levy is non-refundable 	<p>BCA Accreditation Levy: \$1.00 per \$1,000 for works valued at \$20,000 and over</p>
New Compliance Schedule (CS) or amendment to CS	\$270.00 per hour
Consents for: <ul style="list-style-type: none"> Domestic solar hot water heating panels Solar water heating systems Hot water heat pump systems Hot water systems, i.e. wetbacks associated with wood pellet stoves or low-emission wood burners Replacing gas water heater with resistive electric or heat-pump hot water heater 	<p>Free: includes 5 hours processing and 1 monitoring inspection</p> <p>Additional hours and/or inspections</p> <p>Residential: \$250.00 per hour</p> <p>Commercial: \$270.00 per hour</p>

Fee type	Fees
Section 72 - building on land subject to natural hazards	Actual cost
Section 75 - building on two or more allotments	Actual cost
Structural checking fee	Actual cost

Code Compliance Certificate (CCC) & B2 Modification

Fee type	Fees
Code Compliance Certificate (Application fee for all building work included in an issued building consent, excluding Free standing and Inbuilt wood burners)	Residential: \$540.00 (includes 1.5 hours of processing, 1 hour of admin) Additional time: \$250.00 per hour
	Commercial: \$1,110.00 (includes 3.5 hours of processing, 1 hour of admin) Additional time: \$270.00 per hour
Code of Compliance Certificates for building consents older than five years	Residential: \$1,040.00 (includes 1.5 hours of processing, 1 hour of admin, 1 hour inspection time and CCC hardcopy lodgement fee \$250.00) Additional time: \$250.00 per hour
	Commercial: \$1,650.00 (includes 3.5 hours of processing, 1 hour of admin, 1 hour inspection time and CCC hardcopy lodgement fee \$270.00) Additional time: \$270.00 per hour
Amendment to building consent for B2 Durability Modification	Residential: \$665.00 (includes 2 hours processing and 1 hour admin) Additional time: \$250.00 per hour
	Commercial: \$705.00 (includes 2 hours processing and 1 hour admin) Additional time: \$270.00 per hour
All additional processing and admin - except where a different rate is listed	Admin only: \$165.00 per hour
	Residential: \$250.00 per hour
	Commercial: \$270.00 per hour

Other Fees

Fee type	Processing & Inspections included	Fees
Schedule 1 Discretionary Exemption from a Building Consent - minor works including exemption for blown insulation	includes 1 hour processing and 1 hour admin	Residential: \$415.00 Additional time: \$250.00 per hour
		Commercial: \$435.00 Additional time: \$270.00 per hour
Schedule 1 Discretionary Exemption from a Building Consent - all others	includes 4 hours processing and 1 hour admin	Residential: \$1,165.00 Additional time: \$250.00 per hour
		Commercial: \$1,245.00 Additional time: \$270.00 per hour
Project Information Memorandum (PIM) This fee also applies to PIMs for non-consented stand-alone small dwellings	includes 2 hours processing and 1 hour admin time	Residential: \$665.00 Additional time: \$250.00 per hour
		Commercial: \$705.00 Additional time: \$270.00 per hour
Notice to Fix		Residential: \$250.00 Additional time: \$250.00 per hour
		Commercial: \$270.00 Additional time: \$270.00 per hour
Owner supplied information		Residential: \$250.00 per hour
		Commercial: \$270.00 per hour

Service Connection Applications

Service Connection	Fees
Sewer/Wastewater	\$145.00
Stormwater	\$145.00
Water	\$145.00

Certificate of Acceptance (COA)

Fee type	Fees
Works under \$100,000	\$1,300.00 + normal building consent fee + any levies required e.g. MBIE levy. Additional time: <ul style="list-style-type: none"> Residential: \$250.00 per hour Commercial: \$270.00 per hour Additional processing time will be charged at the end of the process
Works \$100,000 and over	\$3,800.00 + normal building consent fee + any levies required e.g. MBIE levy. Additional time: <ul style="list-style-type: none"> Residential: \$250.00 per hour Commercial: \$270.00 per hour Additional processing time will be charged at the end of the process
New Compliance Schedule (CS) or amendment to CS	\$270.00 per hour

Compliance Schedule (CS), Building Warrant of Fitness (BWoF) and Enforcement

Fee type	Fees
BWoF Registration: 1-2 specified systems	\$135.00 (includes 0.5 hours of processing)
BWoF Registration: 3-8 specified systems	\$270.00 (includes 1 hour of processing)
BWoF Registration: 9 or more specified systems	\$540.00 (includes 2 hours of processing)
BWoF/CS audit	\$270.00 per hour
BWoF/CS audit follow up	\$270.00 per hour
New CS or amendment to CS	\$270.00 per hour
Notice to Fix	Residential: \$250.00 per hour
	Commercial: \$270.00 per hour
Dangerous, affected, or insanitary building notice	Residential: \$250.00 per hour
	Commercial: \$270.00 per hour
Infringement notice	\$270.00 per hour plus the fee as per Schedule 1, Building (Infringement Offences, Fees, and Forms) Regulations 2007
Additional time - except where a different rate is listed	\$270.00 per hour

Building Warrant of Fitness (BWoF) fee terms

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

Late Payments

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

- an additional administrative fee - lesser of 10% of the overdue amount or \$357.50
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Building Warrant of Fitness Audit fee terms

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 \$357.50
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Earthquake Prone Buildings

Fee type	Fees
Issuing Earthquake Prone Building Notice	\$270.00 per hour
Extension of Time	\$270.00 per hour
Exemption	\$270.00 per hour
Additional time	\$270.00 per hour
Earthquake prone building on MBIE register	\$270.00 per building

Residential Pools

Fee type	Fees
Pool audit inspection (includes empty pools)	\$250.00 per hour
Pool re-inspection	\$125.00 per 0.5 hour
Pools receipt of Independently Qualified Pool Inspectors (IQPI) report	\$125.00 (first 0.5 hour) Additional time: \$250.00 per hour
Applications for waivers under section 67A, Building Act 2004	\$400.00 Additional time: \$250.00 per hour
Notice to Fix	\$250.00 per hour

Pools late payment terms

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 \$357.50
- all costs and expenses (including debt collection or legal fees) associated with recovery of the overdue amount.

Building and Property Information

Service	Fees
Request for building information sent by email	First 30 minutes free Additional time: \$125.00 per half hour
Request for building information in hardcopy	\$2.15 per A4 sheet \$3.50 per A3 sheet
Approved building permit and building consent information	Free on our website
Plumbing and drainage plan	Free on our website
List of building consents issued – by month	Free on our website
Aerial photography	Free on our website
Hardcopy colour aerial photo	\$4.50 per A4 sheet \$7.50 per A3 sheet
Certificate of Title	View details
Interests/document e.g. transfer, easement, covenant, lease	View details