



Building Consent Fees and Charges

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

Council is preparing to move to a new digital building consenting platform in April 2026. The fee schedule may be updated to reflect changes associated with the new system. While we currently expect any adjustments to apply only to digital lodgement fees, Council may revise other fees if necessary.

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 |
| Pre-application meeting including Fire Engineering Brief includes 4 hours of processing/meeting time | 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 |
|---|---|
| Value of work less than \$125,000 for any one of the following applications: <ul style="list-style-type: none"> • Building Consent (Form 2) (includes Minor Works) • Project Information Memorandum and Building Consent (Form 2) • Amendment to Building Consent (Form 2) Note: changes in value of work for Amendments– to be charged as per the new value of work * Excludes: Free standing and Inbuilt wood burners | \$80.00 fixed fee |
| Value of work equal to or greater than \$125,000 for any one of the following applications: <ul style="list-style-type: none"> • Building Consent (Form 2) (includes Minor Works) • Project Information Memorandum and Building Consent (Form 2) • Amendment to Building Consent (Form 2) Note: changes in value of work for Amendments– to be charged as per the new value of work * Excludes: Free standing and Inbuilt wood burners | \$0.75 per \$1,000.00 for value of work |
| Project Information Memorandum Only (Form 2) | \$80.00 fixed fee |
| Value of work less than \$125,000 Certificate of Acceptance (Form 8) | \$80.00 fixed fee |
| Value of work equal to or greater than \$125,000 Certificate of Acceptance (Form 8) | \$350.00 fixed fee |
| Certificate of Public Use (Form 15) | \$80.00 fixed fee |
| Schedule 1 Discretionary Exemption from a Building Consent | \$80.00 fixed 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 |

| Fee type | Processing & Inspections included | Fees |
|--|---|---|
| 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 | 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 |
| Extension of Time | Residential: \$500.00 Commercial: \$540.00 |
| Certificate for Public Use | Residential: \$915.00 (includes 2 hours processing, 1 hour admin and 1 hour inspection time) Additional time: \$250.00 per hour Commercial: \$975.00 (includes 2 hours processing, 1 hour admin and 1 hour inspection time) 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 |
| Building inspections – minimum charge of 1 hour per inspection | Residential: \$250.00 Additional time: \$250.00 per hour Commercial: \$270.00 Additional time: \$270.00 per hour |
| Restricted Building Work (for works \$20,000 and over) | \$125.00 |
| BCA Accreditation Levy (for works \$20,000 and over) | \$1.00 per \$1,000.00 (non-refundable) |

| Fee type | Fees |
|---|--|
| 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 | Free: includes 5 hours processing and 1 monitoring inspection Additional hours and/or inspections Residential: \$250.00 per hour Commercial: \$270.00 per hour |
| 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 <hr/> 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 <hr/> 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 <hr/> 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 <hr/> Residential: \$250.00 per hour <hr/> 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 |