

3.0 Building regulation

Building fees and charges are charged under the Building Act 2004. Building infringements are determined by statute and can be found in the [Building \(Infringement Offences, Fees and Forms\) Regulations 2007](#). The Building Research Association of New Zealand (BRANZ) levy is charged under the [Building Research Levies Act 1969](#). The Ministry of Business, Innovation and Employment (MBIE) levy is charged under the [Building \(Levy\) Regulations 2019](#).

Additional costs incurred by Council to provide the service required, such as materials and consultants, are charged at the cost to Council plus 10% cost for administration.

(A) These fees are a **minimum** charge. When the cost to Council of providing the service exceeds this minimum charge, the Council may recover all additional costs on a time and cost basis. Time in excess of that covered by minimum fees will be charged in 15-minute increments to the nearest quarter hour. Building consent processing is charged at a fixed hourly rate, in 15-minute increments.

1 July 2025 – 30 June 2026

3.1 Charge-out rates	
Administration Officer - per hour	\$117.00
Building Official – per hour	\$171.00
Senior Building Official – per hour	\$206.00
Miscellaneous Documents	\$115.00
Scanning fee (where a digital copy of an application is not provided at time of lodgement)	\$101.00
Travel charge per building consent - per each 14.9 minutes of travel time (e.g. 0-14 minutes = \$6, 15-29 minutes = \$12)	\$6.00 per 15 minutes of travel time
3.2 Building Consent – Projects up to \$19,999 value	
PIM Fee (up to 30 minutes) ^(A)	\$103.00
Administration ^(A)	\$176.00
Processing (per hour)	\$171.00
Code of Compliance Certificate Fee (up to one hour) ^(A)	\$86.00
Inspection Fee (per inspection) ^(A)	\$206.00
District Plan Compliance Fee ^(A)	\$44.00
3.3 Building Consent – Projects between \$20,000 and \$99,999 value	
PIM Fee (up to one hour) ^(A)	\$206.00
Administration ^(A)	\$234.00
Processing (per hour)	\$171.00
Code of Compliance Certificate (up to one hour) ^(A)	\$171.00
Inspection Fee (per inspection) ^(A)	\$206.00
BCA Accreditation levy - per \$1,000 of project value	\$1.00
BRANZ levy – per \$1,000 of project value ◊	\$1.00
MBIE levy - per \$1,000 of project value ◊ (over \$65,000)	\$1.75
District Plan Compliance Fee ^(A)	\$85.00
3.4 Building Consent - Projects Between \$100,000 and \$499,999	
PIM Fee (up to one hour and 45 minutes) ^(A)	\$360.00
Administration ^(A)	\$351.00
Processing (per hour)	\$171.00
Code of Compliance Certificate Fee (up to 2 hours) ^(A)	\$342.00
Inspection Fee (per inspection) ^(A)	\$206.00

	BCA Accreditation levy - per \$1,000 of project value	\$1.00
	BRANZ levy – per \$1,000 of project value ◊	\$1.00
	MBIE levy – per \$1,000 of project value ◊	\$1.75
	District Plan Compliance Fee ^(A)	\$153.00
3.5	Building Consent – Projects Between \$500,000 and \$999,999	
	PIM Fee (up to 2.5 hours) ^(A)	\$515.00
	Administration ^(A)	\$468.00
	Processing Fee (per hour)	\$171.00
	Code of Compliance Certificate Fee (up to 2 hours) ^(A)	\$342.00
	Inspection Fee (per inspection) ^(A)	\$206.00
	BCA Accreditation levy - per \$1,000 of project value	\$1.00
	BRANZ levy – per \$1,000 of project value ◊	\$1.00
	MBIE levy – per \$1,000 of project value ◊	\$1.75
	District Plan Compliance fee ^(A)	\$171.00
3.6	Building Consent - Projects \$1,000,000 and above	
	PIM Fee (up to 2.5 hours) ^(A)	\$721.00
	Administration ^(A)	\$889.00
	Processing Fee (per hour)	\$171.00
	Code of Compliance Certificate Fee (up to 2 hours) ^(A)	\$653.00
	Inspection Fee (per inspection) ^(A)	\$206.00
	BCA Accreditation levy - per \$1,000 of project value	\$1.00
	BRANZ levy – per \$1,000 of project value ◊	\$1.00
	MBIE levy – per \$1,000 of project value ◊	\$1.75
	District Plan Compliance fee ^(A)	\$210.00
3.7	Building Consents – General fees	
	Demolition (Residential) ^(A)	\$387.00
	Building Consent Amendment - Application Fee	\$123.00
	Building Consent Amendment – Processing Fee (per hour)	\$171.00
	Additional Inspection (per inspection) ^(A)	\$206.00
	Building Consent Extension of Time	\$123.00
	Building Consent Activity Report - per month	\$21.00
	Building Consent Activity Report - per year	\$252.00
	Swimming Pool Inspection – (per inspection) ^(A)	\$189.00
	Compliance Schedule Fee ^(A)	\$164.00
	Compliance Schedule Audit ^(A) – section 111 Building Act (per hour)	\$171.00
	Compliance Schedule Amendment Application Fee	\$123.00
	Marquee Application Fee (max. of 3 Marquees per application)	\$214.00
	Marquee Inspection Fee (per inspection) ^(A)	\$206.00
	Heating Appliances ^(A)	\$435.00
	Solar Hot Water Heater (Stand Alone) ^(A)	\$550.00
	Notice to Fix ^(A)	\$373.00
	Notices for section 73 or 77 of the Building Act 2004 ^(A)	\$304.00
	Certificate for Public Use ^(A)	\$365.00
	Building Exemption Processing ^(A)	\$312.00

Section 238A Building Act administration ^(A)		\$150.00
3.8	Hairdresser Warrant of Fitness	\$40.00
3.9	Building Warrant of Fitness - Administration Fee	\$140.00
3.10	Property File Inspection Fee ^(A) – per file/per hour . Minimum of half hour charge	\$76.00
3.11	Written/Photocopied Information in respect of any Building Consent ^(A) <i>For photocopy charges see section 1.3.</i>	Admin fee per half hour \$58.00
3.12	Certificate of Acceptance - Application Fee (section 96-99 Building Act 2004)	\$1,491.00
3.13	Fire Service Audit Fee	\$205.00
	Fire Service Report Fee	At cost
3.14	Building Infringements ◇	Statutory fee
3.15	Certificate of Title Request Fee	\$24.00
3.16	Private Building Consent Authorities documentation fee (per hour)	\$140.50

◇ Fee is set by statute or other documents and cannot be amended or inflated by Council.