

# 1.0 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 Order 2005](#).

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 2021 - 30 June 2022	1 July 2022 - 30 June 2023
<b>1.1 Charge-out rates</b>		
- Administration Officer - per hour	\$98.00	\$103.00
- Building Official – per hour	\$144.00	\$151.00
- Senior Building Official – per hour	\$173.00	\$181.00
- Miscellaneous Documents	\$96.00	\$101.00
- Scanning fee (where a digital copy of an application is not provided at time of lodgment)	\$86.00	\$90.00
Travel charge per building consent (one-off charge per building consent)	\$5 per 15 minutes of travel time	\$5.25 per 15 minutes of travel time
<b>1.2 Building Consent – Projects up to \$19,999 value</b>		
PIM Fee (up to 30 minutes) <sup>(A)</sup>	\$86.00	\$90.00
Administration <sup>(A)</sup>	\$147.00	\$154.50
Processing (per hour)	\$144.00	\$151.00
Code of Compliance Certificate Fee (up to 30 minutes) <sup>(A)</sup>	\$70.00	\$75.50
Inspection Fee (per inspection) <sup>(A)</sup>	\$173.00	\$182.00
District Plan Compliance Fee <sup>(A)</sup>	\$37.00	\$39.00
<b>1.3 Building Consent – Projects between \$20,000 and \$99,999 value</b>		
- PIM Fee (up to one hour) <sup>(A)</sup>	\$173.00	\$181.00
- Administration <sup>(A)</sup>	\$196.00	\$206.00
- Processing (per hour)	\$144.00	\$151.00
- Code of Compliance Certificate (up to one hour) <sup>(A)</sup>	\$144.00	\$151.00
- Inspection Fee (per inspection) <sup>(A)</sup>	\$173.00	\$182.00
- BCA Accreditation levy - per \$1,000 of project value	\$0.50	\$0.60
- BRANZ levy – per \$1,000 of project value ◊	\$1.00	\$1.00
- MBIE levy - per \$1,000 of project value ◊	\$1.75	\$1.75
- District Plan Compliance Fee <sup>(A)</sup>	\$72.00	\$75.00
<b>1.4 Building Consent - Projects Between \$100,000 and \$499,999</b>		
PIM Fee (up to one hour and 45 minutes) <sup>(A)</sup>	\$301.00	\$317.00
Administration <sup>(A)</sup>	\$294.00	\$309.00

	Processing (per hour)	\$144.00	\$151.00
	Code of Compliance Certificate Fee (up to 2 hours) <sup>(A)</sup>	\$288.00	\$302.00
	Inspection Fee (per inspection) <sup>(A)</sup>	\$173.00	\$182.00
	BCA Accreditation levy - per \$1,000 of project value	\$0.50	\$0.60
	BRANZ levy – per \$1,000 of project value ◊	\$1.00	\$1.00
	MBIE levy – per \$1,000 of project value ◊	\$1.75	\$1.75
	District Plan Compliance Fee <sup>(A)</sup>	\$128.00	\$135.00
<b>1.5</b>	<b>Building Consent – Projects Between \$500,000 and \$999,999</b>		
	PIM Fee (up to 2.5 hours) <sup>(A)</sup>	\$431.00	\$453.00
	Administration <sup>(A)</sup>	\$392.00	\$412.00
	Processing Fee (per hour)	\$144.00	\$151.00
	Code of Compliance Certificate Fee (up to 2 hours) <sup>(A)</sup>	\$288.00	\$302.00
	Inspection Fee (per inspection) <sup>(A)</sup>	\$173.00	\$182.00
	BCA Accreditation levy - per \$1,000 of project value	\$0.50	\$0.60
	BRANZ levy – per \$1,000 of project value ◊	\$1.00	\$1.00
	MBIE levy – per \$1,000 of project value ◊	\$1.75	\$1.75
	District Plan Compliance fee <sup>(A)</sup>	\$144.00	\$151.00
<b>1.6</b>	<b>Building Consent - Projects \$1,000,000 and above</b>		
	PIM Fee (up to 2.5 hours) <sup>(A)</sup>	New charge	\$602.00
	Administration <sup>(A)</sup>	New charge	\$784.00
	Processing Fee (per hour)	New charge	\$151.00
	Code of Compliance Certificate Fee (up to 2 hours) <sup>(A)</sup>	New charge	\$576.00
	Inspection Fee (per inspection) <sup>(A)</sup>	New charge	\$182.00
	BCA Accreditation levy - per \$1,000 of project value	New charge	\$0.60
	BRANZ levy – per \$1,000 of project value ◊	\$1.00	\$1.00
	MBIE levy – per \$1,000 of project value ◊	\$1.75	\$1.75
	District Plan Compliance fee <sup>(A)</sup>	New charge	\$185.00
<b>1.7</b>	<b>Building Consents – General fees</b>		
	Demolition (Residential) <sup>(A)</sup>	\$326.00	\$342.00
	Building Consent Amendment - Application Fee	\$103.00	\$109.00
	Building Consent Amendment – Processing Fee (per hour)	\$144.00	\$151.00
	Additional Inspection (per inspection) <sup>(A)</sup>	\$173.00	\$182.00
	Building Consent Extension of Time	\$103.00	\$109.00
	Building Consent Activity Report - per month	\$17.00	\$18.00
	Building Consent Activity Report - per year	\$204.00	\$216.00
	Swimming Pool Inspection – (per inspection) <sup>(A)</sup>	\$174.00	\$174.00
	Compliance Schedule Fee <sup>(A)</sup>	\$138.00	\$145.00
	Compliance Schedule Audit <sup>(A)</sup> – section 111 Building Act (per hour)	\$144.00	\$151.00
	Compliance Schedule Amendment Application Fee	\$103.00	\$109.00
	Marquee Application Fee (max. of 3 Marquees per application)	\$180.00	\$189.00
	Marquee Inspection Fee (per inspection) <sup>(A)</sup>	\$173.00	\$182.00
	Heating Appliances <sup>(A)</sup>	\$366.00	\$384.00
	Solar Hot Water Heater (Stand Alone) <sup>(A)</sup>	\$463.00	\$486.00
	Notice to Fix <sup>(A)</sup>	\$313.00	\$329.00

	Notices for section 73 or 77 of the Building Act 2004 <sup>(A)</sup>	\$256.00	\$269.00
	Certificate for Public Use <sup>(A)</sup>	\$307.00	\$322.00
	Building Exemption Processing <sup>(A)</sup>	\$262.00	\$275.00
<b>1.8</b>	<b>Hairdresser Warrant of Fitness</b>	\$33.00	\$35.00
<b>1.9</b>	<b>Building Warrant of Fitness - Administration Fee</b>	\$118.00	\$124.00
<b>1.10</b>	<b>Property File Inspection Fee <sup>(A)</sup> – per file/per hour. Minimum of half hour charge</b> (Note: ADC ratepayers can inspect one of their own files once per year free of charge)	\$65.00	\$68.00
<b>1.11</b>	<b>Written/Photocopied Information in respect of any Building Consent <sup>(A)</sup></b>	Admin fee per half hour \$49.00 Photocopy charges - see section 19.3	Admin fee per half hour \$51.50 Photocopy charges - see section 19.3
<b>1.12</b>	<b>Certificate of Acceptance - Application Fee</b> (section 96-99 Building Act 2004)	\$1,253.00	\$1,316.00
<b>1.13</b>	<b>Fire Service Audit Fee</b>	\$173.00	\$182.00
	<b>Fire Service Report Fee</b>	At cost	At cost
<b>1.14</b>	<b>Building Infringements</b> ◊	Statutory fee	Statutory fee
<b>1.15</b>	<b>Certificate of Title Request Fee</b>	\$20.00	\$21.00