

Building Consent Fees (GST inclusive)	2024/25
	Building Consent (BC) only Fee (excluding Build fee, BRANZ and DBH levies)
PIMS	
Residential Project Information Memorandum (If applying prior to Building Consent application)	\$575.00
Commercial Project Information Memorandum (If applying prior to Building Consent application)	\$1,150.00
Minor work	
Swimming Pools > 1,200 mm above ground and Spa Pool and Swimming Pool Fences	\$440.00
Residential Demolition (rate per hour)	\$255.00
Solid Fuel Heater	\$440.00
Peripheral Plumbing and Drainage Work e.g. minor alterations, septic system renewal, wet area shower - items outside the scope of Schedule 1 - one inspection	\$525.00
Project Drainage Work e.g. new minor subdivision services, and common drains (up to four lots)	\$810.00
Minor Projects - Garden sheds / retaining walls / carports / decks / conservatories / inground pools / proprietary garage or storage agricultural buildings repiling - two inspections	\$810.00
Larger Farm Buildings (covered yards, wool sheds), including plumbing and drainage	\$1,390.00
Garages , simple design, single level with plumbing and drainage and / or firewall. If self-contained use dwelling fee.	\$1,795.00
Residential New Dwellings	
Single storey value < \$500k	\$5,955.00
Complex / single storey value > \$500k and multi storey	\$6,805.00
Transportable dwelling (yard built - to be transported to another district)	\$4,540.00
Single storey multi-unit apartment (first unit)	\$5,955.00
Single storey subsequent units	\$2,975.00
Complex / multi storey multi-unit apartment (first unit)	\$6,805.00
Complex multi storey subsequent units	\$3,415.00

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Residential dwelling additions and alterations	
Alterations (minor): up to three inspections including processing time	\$1,580.00
Alterations (minor): up to six inspections including processing time	\$3,575.00
Alterations (major): up to eight inspections including processing time	\$4,400.00
Transportable / Relocated Residential Dwellings	
Transportable / Relocated Residential Dwelling - urban (Resource Consent required for relocated dwellings)	\$2,325.00
Transportable / Relocated Residential Dwelling - rural (Resource Consent required for relocated dwellings)	\$2,700.00
<i>Note: if relocation includes additions or alterations add Additions and Alterations rate.</i>	
Commercial / industrial	
Commercial Demolition	\$825.00
Minor commercial work e.g. signs / shop fronts / minor fit outs (no plumbing and drainage)	
Fit Outs (no Plumbing and drainage), Specified System Changes - single inspection	\$1,130.00
Minor Commercial Work - up to three inspections	\$1,790.00
Use commercial rate for large subdivision services	
Commercial / Industrial <\$50,000	\$3,400.00
Commercial / Industrial \$50,001 - \$100,000	\$4,745.00
Commercial / Industrial \$100,001 - \$150,000	\$6,050.00
Commercial / Industrial \$150,001 - \$250,000	\$7,370.00
Commercial / Industrial \$250,001 - \$350,000	\$8,800.00
Commercial / Industrial \$350,001 - \$500,000	\$10,065.00
Commercial / Industrial \$500,001 - \$1,000,000	\$11,000.00
Commercial / Industrial / Agricultural >\$1,000,000	\$11,000.00
Complexity per \$100,000 over \$1 million	\$650.00
<i>Note: Development levies may apply to commercial building consents. Check with Council.</i>	

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Bonds	
Relocatable / Transported Road Bond	\$2,750.00
Rural / Urban Road Crossing Bond	\$6,250.00
Urban Footpath Damage Bond	\$2,500.00
Council Infrastructure Protection Bond	\$6,250.00
Water Meter Supply and Install	\$540.00
Building Consent Authority Fees	
Building Consent Officer (per hour)	\$255.00
Team Leader (per hour)	\$310.00
Re-Inspection, for failing to build to plan, revisiting incomplete work, consent documents not on site (per hour)	\$255.00
Amendment to Building Consent (reassessment of amended plans). Charges will also apply if the amendment involves additional inspections (per hour)	\$255.00
Minor Variation Assessment (half hour BCO and admin)	\$127.00
Notice to fix - Inspections and administration (per hour)	\$255.00
Travel Modifier > 20km from Waiata House	3%
Travel Modifier > 40km from Waiata House	5%
Compliance / TA Functions	
Swimming Pool Inspection fee - further charges may apply if multiple visits are required to ensure compliance with safety requirements	\$205.00
Certificate of Acceptance - Building Consent fee for the applicable building work plus actual costs at hourly rate (including inspections), payable prior to issue of certificate (per hour)	\$315.00
Compliance Schedule Amendment (includes one inspection and 12A and BWOF administration) any additional time charged at BSO hourly rate	\$415.00
BWOF Annual Renewal Fee	\$150.00
Notice to fix - Inspections and Administration per hour	\$315.00
BWOF Technical Audit (two hours) any additional time charged at BSO hourly rate	\$440.00
Earthquake Prone Building Report Review / Status Confirmation (2 hours)	\$440.00

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Discretionary Exemption from Building Consent Assessment, Sch 1(2) of the Building Act	\$440.00
Application for Certificate of Public Use (CPU) includes inspection	\$440.00
Amendment to Building Consent - for a modification or waiver to a building consent - per hour, inspections may incur additional charges (per hour)	\$290.00
Building Services Officer (BSO)(per hour)	\$210.00
Building Administration	
Processing Software Licence (Objective Build)(per consent)	\$190.00
Building Administrator (per hour)	\$125.00
Certificate of Title	\$35.00
BRANZ levy for work of \$20,000 or more (Charge is per \$1,000 or part thereof)	\$1.00
MBIE Levy - GST inclusive for work of \$65,000 or more (Charge is per \$1,000 or part thereof)	\$1.75
Administration - Printing charge for issued consents (optional)	\$75.00
Processing hard copy certificate applications	\$145.00
Property search fee (Includes download, scanning documents, email, or writing to disc)	\$31.00
Annual Building Consent List Mailer (Annual charge - emailed)	\$170.00
Photocopying	
Black - up to A3 (each)	\$0.50
Colour - up to A3 (each)	\$3.00