

All Fees apply from 01 July 2019

Prepared by Manager Building - Martin Brown/Simon Kneebone

General Information Regarding Building Control Authority Fees and Charges
<p>Other fees and levies may apply to any building consent or certificate of acceptance</p> <p>Charges for 'Fixed Fee Building Consents' do not include 'Fixed Levies' (see section 1) or compliance schedules charges (see section 7) where applicable.</p>
<p>Development and financial contributions</p> <p>Building consents may also incur development and/or financial contributions (see website information - http://www.nelson.govt.nz/building-and-property/property-land-use/development-and-financial-contributions/)</p>
<p>Deposit fee payable at lodgement (based on value of work)</p> <p>The deposit (full fee) is required at time of lodgement on work valued up to \$49,999 for all building work which is not commercial. A deposit is required on all other application lodgements for building work.</p> <p>Where a residential application deposit is paid, the remainder of the fixed fee must be paid prior to release of the issued building consent.</p> <p>Due the varied nature of commercial work, these consents are a time charged fee and require a deposit at time of lodgement. Payment for time incurred to date plus the estimated inspections cost will be invoiced when the consent is issued. Any additional inspections or re-inspections will be charged prior to issue of a code compliance certificate.</p>
<p>**Limitations of 'Fixed Fee' and 'fair and reasonable time use' (Section 219(2) of the Building Act 2004)</p> <p>The 'Fixed Fee' system is based on reasonable time to complete processing and inspections.</p> <p>Poor quality and/or insufficient information requiring additional processing time and/or failed, missed, or additional inspections will likely incur additional costs. These additional charges will be notified to the agent and owner and must be paid prior to the issue of building consent or code compliance certificate (as applicable).</p> <p>Additional charges: will be invoiced and must be paid within one month of the invoice date.</p> <p>All outstanding debts must be paid prior to the issue of a code compliance certificate.</p> <p>Formal Amendments: All amendments to building consents incur a submission cost and then the hourly rate for Building Officer and administration time incurred over and above the initial fee charged.</p>
<p>Determinations, lapsed consents and consents without code compliance certificates (CCC) will all be charged at hourly rate</p> <p><u>Determinations:</u> Preparation of submission(s) for determination prior to signing Form D2 for the Ministry of Building Innovation and Employment.</p> <p><u>Lapsed consents:</u> 12 months from the date of issue, the building consent will lapse under section 52 of the Building Act 2004, if work has not commenced. Consents can be extended, prior to lapsing date, for a further period as approved by the Building Consent Authority.</p> <p><u>Code compliance certificates (CCC) that have not been issued within two years:</u> Under section 93 of the Building Act, the Building Consent Authority must decide whether it can issue a code compliance certificate at 24 months from granting date.</p> <p><u>Code compliance certificates (CCC) applications on older properties:</u> Where a consent is over four years old additional work is required to decide if a code compliance certificate can be issued. This includes meeting with the customer, desk top review of the file, any letters, final inspection, administration time and any other works. Additional costs will be levied (charged per hour) to cover this work.</p>

1.0 Building Consent Fee Quick Reference Sheet –

Please refer to ****Limitations** (on previous page)

Fixed Fee** Building Consents Includes reasonable processing, inspections, administration time and CCC	Fixed Fee (inc GST)	Deposit (inc GST)
New Residential (new complete buildings/ workshops/ houses)		
Resource Management Act Check Any consent requiring a RMA planning check	\$300 Fixed Fee (inc GST)	
Value – up to and including \$200,000	\$2,990	\$2,000
Value - \$200,001 to \$300,000	\$3,850	\$2,000
Value - \$300,001 to \$499,999	\$4,750 ♦	\$2,000
Value - \$500,000 to \$999,999	\$6,950 ♦	\$2,000
Value - \$1,000,000 to \$3,999,999 (deposit)	Time charge	\$7,500
Value - \$4,000,000 or more (deposit)	Time charge	\$9,000
Relocated building	\$2,000	\$2,000
All other building work not commercial including adaptation and alteration (includes other ancillary buildings i.e. new sleep outs, sheds and all retaining walls) to any existing property.		
Minor residential building works under \$2,000 (includes one inspection) Fees will be charged at the per hour rate for any additional inspections required		\$350
Resource Management Act Check Any consent requiring a RMA planning check	\$300 Fixed Fee (inc GST)	
Value - \$2,001 \$5000	\$500	\$500
Value - \$5,001 to \$10,000	\$850	\$850
Value - \$10,001 to \$19,999	\$1,650	\$1,650
Value - \$20,000 to \$49,999	\$2,000	\$2,000
Value - \$50,000 to \$99,999	\$2,900	\$2,000
Value - \$100,000 to \$499,999	\$4,000	\$2,000
Value - \$500,000 to \$999,999	\$6,950	\$2,000
Value - \$1,000,000 to \$3,999,999	Time charge	\$7,500
Value - \$4,000,000 or more	Time charge	\$9,000
Commercial: All works		
Resource Management Act Check Any consent requiring a RMA planning check	\$300 Fixed Fee (inc GST)	
Value - \$0 to \$19,999	\$1,650	\$550
Value - \$20,000 to \$800,000	Time charge	\$550
Value - \$800,001 upwards	Time charge	\$2,250

♦ Excludes multiple unit projects and 'multi-proof' consents, estimated costs will be advised before consent is issued

BUILDING UNIT FEES AND CHARGES 2019

Other Simple Residential and All Marquee Building Consents		Fixed Fee (inc GST)
Includes reasonable processing, inspection and administration time, planning check and CCC. Levies and/or contributions may also be chargeable. Full fee is payable at lodgement of building consent and is non-refundable.		
Space heaters /Solar – all fuel types (solid fuel burners, wetbacks)	Fees will be charged at the per hour rate for any additional inspections required	\$350
Minor residential building works under \$2,000 (includes one inspection)	Fees will be charged at the per hour rate for any additional inspections required	\$350
Marquees > 100m ² Marquee (any size in place for more than 1 month) ■	Residential Commercial (20 days to 11 days from proposed construction date)	\$200 \$350
Express Service For Commercial Marquees <u>If submitted 10 working days or less from planned construction date Nelson City Council will endeavour to complete but cannot guarantee the issue of consent before construction starts or the sign off of inspections before use. NOTE – Excludes cost of certificate for public use</u>		\$900
All demolition (full or part building)		\$450
Swimming pool fencing application - allows for 2 hours processing/administration and 1 inspection		\$260
Swimming pool (proprietary pre-formed, in ground or above ground) allows for 1 hour processing/administration and 2 inspections Additional inspections required will be charged at hourly rate of \$135/hr		\$400
Proprietary garages and carports up to 50m ² (allows for 3 inspections) Additional inspections required will be charged at hourly rate of \$135/hr		\$1,350
Bathroom alterations only (allows for 2 inspections) Wet-floor/wall system inspection are charged additionally at \$135/hr		\$450

■ This covers marquees/large tents for private (residential) or commercial functions that are not ordinarily classed as 'camping tents'

Amendments to Consents	Deposit (inc. GST)
Amendment deposit – for formal amendment (after consent granted and before code compliance certificate {CCC}) Additional related charges will apply e.g. RMA rechecking, additional inspections. All amendments to issued building consents are charged per hour at appropriate staff hourly rates.	\$250

Resource Management Act Check	Fixed Fee (inc GST)
Any consent requiring a RMA planning check	\$300

Levies as required by Building Act 2004 and fixed by legislation	\$ based on value of work	
Insurance Levy (Capped at \$10,000,000 estimated value)	\$20,000 and over	\$0.75 per \$1,000 or part of
Building Research Association New Zealand Levy (BRANZ)	\$20,000 and over	\$1.00 per \$1,000
Department of Building and Housing Levy (MBIE)	\$20,444 and over	\$2.01 per \$1,000
Quality Assurance Levy (QA) (capped at \$5,000,000 estimated value)	\$20,000 and over	\$1.00 per \$1,000

2.0 Schedule 1: Works for which a Building Consent is Not Required

Schedule 1 Applications – Notification of Exempt Work	Fixed Fee (inc GST)
Part 1, 2 and 3 – no assessment by Territorial Authority, application placed on property file	\$100
Part 1(2)(a) (b) – Requires Territorial Authority assessment and decision. Includes administration.	\$250

3.0 Notice to Fix and Other Enforcement

Enforcement	Fixed Fee (inc GST)
Notice to fix (each) issue and administration	\$150
Other notices (each) issued under Building Act 2004. For example: Section 124 notices (except where issued as a result of a natural disaster), Earthquake Prone Building Notices	\$150
Building Consent Officer time and monitoring of notices issued - charged at hourly rate	
Infringement offences and fixed fines as per Building (Infringement Offences, Fees and Forms) Regulations 2007, adopted by Council 19 September 2009	

4.0 Charge for Hourly Rates of BCA Staff, External Contractors and Meetings

Staff, External Contractors and Meetings	Fee (inc GST)
All Building Unit technical/management staff (hourly rate)	\$135/hr
Building Control Administrators (hourly rate)	\$100/hr
Technical advice or duty meetings and other meetings with Building Unit staff	No fee up to 30 minutes 30 minutes or more \$135/hr or part there of
Schedule 1 Building Act 2004 exemptions meeting	30 minutes or more \$135/hr or part there of
Pre lodgement meetings (commercial only, over \$50,000 estimated value)	30 minutes or more \$135/hr or part there of
External consultants engaged by Council to provide expertise not available in house for building consent related peer reviews.	At cost notified by external contractor/peer reviewer

5.0 Certificates of Acceptance and Unauthorised Building Works

Certificate of Acceptance	Deposit (inc GST)
Certificate of acceptance (COA), section 96 Building Act 2004 Applicants will be charged an \$800.00 application fee, plus any processing costs, inspection and levies that would have been payable had building consent been applied for before carrying out the work. Any structural checks or other engineering checks, where appropriate, will be charged out at cost. Hourly rate will be charged for all officer and administrator time.	\$800 fee
Building Officer time at hourly rate will be charged as applicable for the following: Insurance, MBIE, BRANZ & QA levies Nelson City Council development or financial Contributions Compliance schedule fee	

Unauthorised Building Works	Fixed Fee (Inc GST)
Unauthorised building works reports	\$100 (lodgement fee)

6.0 Registration of Documents with Land Information New Zealand

LINZ	Fixed Fee (inc GST)
Section 73 Building Act 2004	\$250
Section 75 Building Act 2004	\$250
Removal of either section 73 or 75 (or equivalent under the Building Act 1991)	\$250

7.0 Other Services Provided by the Building Unit

Other Services	Fee (inc GST)
Project information memorandum (PIM) (includes certificate) Document for new construction, additions/alterations (voluntary)	\$300
Property information review	\$100/hr
Compliance schedule – new plus any additional staff time at hourly rate \$135/hr	\$200 each
Compliance schedule – amendment plus any additional staff time at hourly rate \$135/hr	\$150
Building warrant of fitness renewal plus any additional time to review 12A forms at hourly rate \$135/hr	\$175 each renewal
Building warrant of fitness back flow preventer only plus any additional time to review 12A forms at hourly rate \$135/hr	\$50
Application fee for alternative solutions assessment	\$495 (Deposit)
Building code waivers and modifications	\$250
Application for addition to register of Independent Qualified Persons (IQP)	\$150 each

Other Services	Fee (inc GST)
Determinations, lapsed consents, section 93 and old code compliance certificate (CCC) at hourly rate \$135/hr	\$135/hr
Certificate for public use fee (public buildings) plus staff time at hourly rate \$135/hr	\$200
Swimming pool barrier audit under the Building Act 2004 (s162D every 3 years) plus any additional staff time where non-compliance noted charged at hourly rate \$135/hr	\$100

8.0 Other Miscellany

Miscellaneous	Fixed Fee (inc GST)
Certificate of compliance (District Licensing Agency) Building code compliance assessment for fire safety and sanitary facilities in a building, prior to an application for a liquor licence	\$150 each
Reports of issued building consents	\$135 (per annum)
Debt recovery Applicant shall be liable for all costs incurred by Council as a result of debt recovery	