



## Building Unit Fees and Charges commencing 1 July 2021

**All applications are subject to the following fees:**

- **Deposit** as listed below – **to be paid upon application** (now includes System Fee, for ease of use) and are non-refundable.
- **Upon Granting of building consent** - additional costs will be invoiced and must be paid prior to Issue of Building Consent. These include: Specialist fees; staff time at hourly charge out rate in excess of deposit (minus system fee), plus estimated inspections fees, all levies and Development/Financial contributions as applicable.
- **Before CCC Issue** – All time will be re-calculated vs staff time already paid & the difference will be invoiced, to be paid prior to Code Compliance Certificate issue.

**Development and financial contributions:** 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/>

**Table 1 below, applies to all applications:** Commercial, Residential, New or Alteration & Additions. Costs exceeding the deposit (minus system fee) are invoiced at hourly charge out rates, and require payment prior to issue.

Deposit now includes the application fee and is chargeable upon application:	<b>Deposit</b>
<b>Amendment to Issued Building Consent - deposit plus hourly rate.</b>	<b>\$125.00</b>
<b>Value of Work</b> - up to \$5,000	\$750.00
System fee \$75 for up to \$10,000 - \$5,001 to \$10,000	\$1000.00
System fee \$125 for \$10,001 to \$600,000 - \$10,001 to \$20,000	\$1,670.00
- \$20,001 to \$50,000	\$2,430.00
- \$50,001 to \$100,000	\$2,660.00
- \$100,001 to \$200,000	\$3,100.00
- \$200,001 to \$400,000	\$4,000.00
- \$400,001 to \$600,000	\$5,000.00
System fee \$250 for over \$600,000 - \$600,001 to \$800,000	\$6,000.00
- \$800,001 to \$1,200,000	\$7,000.00
- \$1,200,001 to \$4,000,000	\$7,500.00
- \$4,000,001 or more	\$9,500.00

**Levies - fixed and required under Building Act 2004 - fee based on value of work.**

Note: Amendments that adds value to the original consent may cause it to incur (additional) Levies.

<b>BRANZ Levy - Building Research Association New Zealand Levy</b> - where estimated value is \$20,000 and over	\$1.00 per \$1,000
<b>MBIE Levy – Ministry of Business, Innovation and Employment Levy</b> where estimated value is \$20,444 and over	\$1.75 per \$1,000
<b>Insurance Levy</b> - where estimated value is \$20,000 and over and capped at \$10,000,000	\$1.50 per \$1,000
<b>QA Levy - Quality Assurance/Building Consent Authority Levy</b> - where estimated value is \$20,000 and over.	\$3.00 per \$1,000

<b>Hourly charge out rates for staff, meetings and external contractors</b>	<b>Per Hour</b>
Building Control Administrators & Residential Building (Technical) Officers	\$164.00
Commercial Building (Technical) Officers (Includes any commercial meeting with customer/project managers etc.)	\$200.00
Any other meeting with Building Unit Staff or Duty Building Officer - <b>chargeable after first 30 minutes.</b>	\$164.00
External contractors or specialists engaged by Council	At Cost



<b>Minor Works</b> – includes system fee and deposit - payable upon application. Costs exceeding the deposit (minus system fee) are charged at the hourly charge out rate.	<b>Deposit</b>
<b>Swimming pool fencing application</b>	\$450.00
<b>Solid fuel burner/Space heater</b>	\$430.00
<b>Inbuilt burner/heater requiring extra cavity inspection</b>	\$595.00
<b>Demolition work</b>	\$630.00
<b>Marquee – Private/Residential &gt; 100m2</b>	\$380.00
<b>Marquee</b> any size in place for more than one month, commercial/ private	\$630.00
<b>Express Service For Commercial Marquees</b> (less than 20 working days' notice)	\$1,320.00
<b>Swimming Pool Application</b>	\$1,050.00
<b>Bathroom Alterations</b> including wet area shower	\$1,195.00
<b>Proprietary Garage &gt;\$20k</b> – Non-refundable deposit plus hourly charge out rate	\$1,665.00
<b>Any Relocated dwelling</b>	\$2,330.00
<b>Works for which a Building Consent is Not Required</b>	<b>Deposit</b>
<b>Notification of Exempt Work - Schedule 1 (except clause 2)</b> – no assessment by Territorial Authority, application placed on Property File, one-off fixed fee.	\$255.00
<b>Application for Discretionary Exemption – Schedule 1 (2) only</b> – Requires Territorial Authority assessment and decision. <b>Costs exceeding the deposit are charged at the hourly charge out rate</b>	\$320.00 +
<b>Unauthorised building works report</b> ( <i>works prior to 1991</i> ) to file	\$255.00
<b>Certificate of Acceptance (COA)</b>	<b>Deposit</b>
Applicants will be charged a <b>\$1,000.00</b> application fee <b>PLUS:</b> all applicable consent fees (including processing, inspection & administration fees) and levies that would have been required and payable, had building consent been applied for BEFORE carrying out the work. Any specialist input, where applicable, will be charged out at cost. The hourly charge out rate will be charged for all staff time. All building work completed without a Building Consent or Exemption Application, will require a COA. If a COA is not applied for, a Notice to Fix will be issued.	<b>\$1,000</b> plus all fees that would have been payable for BC inc. processing, admin & inspections
<b>Notice to Fix (NTF) and Other Enforcement</b>	<b>Deposit</b>
Costs exceeding the deposit (minus system fee) are charged at the hourly charge out rate	
Notice to fix (each) issue	\$520.00
Other notices (each) issued under Building Act 2004	\$175.00
Section 124 notices for Dangerous or Insanitary Buildings (except where issued as a result of a natural disaster)	\$520.00
Building Officer time and monitoring of notices issued	Hourly charge out rate
<b>Registration of Documents with Land Information New Zealand</b>	<b>Deposit</b>
Costs exceeding the deposit (minus system fee) are charged at the hourly charge out rate	
Section 73 Building Act 2004	\$455.00
Section 75 Building Act 2004	\$455.00
Removal of section 73 or 75 (or equivalent under the Building Act '91)	\$455.00



<b>Other Services Provided by the Building Unit</b>	<b>Deposit</b>
Costs exceeding the deposit (minus system fee) are charged at the hourly charge out rate	
<b>Project Information Memorandum (PIM)</b> – charged at \$164 per hour for all staff. The deposit is only required if the PIM application is not part of a building consent application	\$305.00
<b>Compliance schedule</b> - New	\$400.00
<b>Compliance schedule</b> - Amendment	\$250.00
<b>Building Warrant of Fitness (BWoF)</b> each renewal	\$180.00
<b>BWoF back flow preventer only</b> - plus any additional time to review 12A forms at hourly charge out rate	\$50.00
<b>BWoF Audit</b> of commercial premises plus additional time if necessary	\$180.00
<b>Swimming pool barrier audit</b> plus additional time if necessary	\$180.00
<b>Determinations; Lapsed consents; Extension of time</b> under section 52; and Section 93 decisions	Hourly charge out rate
<b>Certificate for public use (CPU)</b> fee - public buildings only	\$405.00
<b>CPU extension of time</b> will be invoiced for \$610 plus staff time at hourly charge out rate	\$610.00 + hourly rates
<b>Code Compliance Certificate</b>	Hourly rate
Application for Exemption, for an Earthquake Prone Building	\$620.00
Application for Extension of time for Heritage Earthquake Prone Building	\$620.00
Assessment of information related to a Building's EQP status	\$620.00
<b>Minor Variations</b> deposit plus hourly charge out rate	\$80.00
<b>Amendment to Issued Building Consent</b> - deposit plus hourly rate.	\$125 +
Building Code Clause modification or waivers – e.g. B2 Mod. - Durability	\$190.00
<b>Certificate of compliance (District Licensing Agency)</b> Building code compliance assessment for fire safety and sanitary facilities in a building, prior to an alcohol license application	\$160.00
Commercial report of Monthly Building Consents Issued - Annual Fee	\$260.00 per annum
Commercial report of Monthly & Mid-monthly Building Consents Issued - Annual Fee	\$550.00 per annum
<b>Debt recovery</b> - Applicant shall be liable for all costs incurred by Council as a result of debt recovery. In making an application to Council you agree to abide by the Council Debtor Terms and Conditions: <a href="http://www.nelson.govt.nz/assets/Our-council/Downloads/working-with-council/customer-accounts/Debtor-Terms-Conditions.pdf">http://www.nelson.govt.nz/assets/Our-council/Downloads/working-with-council/customer-accounts/Debtor-Terms-Conditions.pdf</a>	Hourly charge out rate

<b>LIMS</b>	<b>Deposit</b>
Residential	\$300
Commercial	\$460
Multiple titles	Hourly rate



## Frequently Asked Questions regarding Building Consent Fees and Charges

### What is the reason for increasing the fees and charges?

Up to last year, Nelson City Council's building consents fees and charges had not significantly increased for five years. This meant that Council was behind many other Building Consent Authorities (BCAs) in their charges, and that the fees being charged were not covering the actual cost of our building consent works. We have reviewed the fees and charges of six other BCAs and found the middle ground that more accurately represents the true cost to Council for the work we undertake.

### Were the public consulted about these changes?

The proposed Fees and Charges went out for Public Consultation earlier this year and the submissions were taken into account. This then went before Council, who approved the proposed changes, now listed in the 'Building Unit Fees and Charges commencing 01 July 2021'.

### Why are Administration staff charged at the same rate as Technical Staff?

We have aligned our 'hourly charge out rate' with our neighbour Tasman District Council, charging all staff at the same rate, rather than using the sliding scale used in previous years. This more accurately reflects the true cost of this work to Council and aligns with our 'User Pays' policy.

### What does 'User Pays' mean?

People who use the building consent system are required to pay the cost of staff time involved in processing consents and inspecting works so that these costs don't get passed on to general ratepayers. The new fees and charges cover the true cost of the consenting process which is of benefit only to the building owner.

### Have the Service Level Agreements changed as a result of the increase in fees?

No, the Building Act 2004 governs the length of time we have to issue building consents, code compliance certificates, certificates for public use, etc. and these remain at 20 working days.

### What is the system fee?

This is the fee Council pays for its online consenting system, which is on-charged to our customers. This is in line with other Councils' charges (such as Tasman District Council) and aligns with our 'User Pays' policy.

### Why do you no longer have 'Fixed Fee Consents'?

The name 'Fixed Fee' gave the impression that this is the total amount that would be charged for those specific values of work. However, if the total cost to Council was more than the 'Fixed Fee', customers would be subsequently charged for the additional processing, administration, and inspection time, which was regularly a source of frustration for them.

Council charges a 'non-refundable deposit' and 'System Fee' payable upon application.

The time for processing, administration and planned inspections, is invoiced before building consent is issued, and then the additional time taken during the inspection and Code Compliance Certificate (CCC) process is invoiced prior to the issue of CCC.

Please note that where staff time was not signed off prior to the building consent invoice being issued, that time will be charged at the CCC stage, i.e. the CCC reconciliation invoice is the final 'mop up' of staff time paid, versus the total staff time spent, with the balance due.

**Solid Fuel Heaters** are the only 'Fixed Fee' consents as Council wish to make it affordable for residents to heat their homes. **However** customers will still be liable for additional staff time associated with 'requests for further information' (RFI), minor variations, amendments or additional inspections.