



Building Unit Fees and Charges commencing 1 July 2022

All applications are subject to the following fees:

- 1. Deposits are non-refundable** as listed in the following tables. Payment is due upon application. Where costs incurred are not fully covered by the deposit, additional charges will be applied at the hourly rate. Deposit includes system fee.

System fees based on value of work:

\$75 for up to \$10,000

\$125 for \$10,001 to \$600,000

\$250 for over \$600,000

- 2. 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 above deposit, plus estimated inspections fees, all levies and development contributions as applicable.
- 3. Before issue of code compliance certificate** - all costs will be reconciled against payments made and the difference will be invoiced, to be paid prior to code compliance certificate issue.

Development Contributions - Building consents may also incur development contributions, see website information:

www.nelson.govt.nz/developmentcontributions

The table below applies to all applications: commercial, residential, new, alteration and additions

Building Consent Value of Work	Deposit
Up to \$5,000	\$787
\$5,001 to \$10,000	\$1,049
\$10,001 to \$20,000	\$1,752
\$20,001 to \$50,000	\$2,549
\$50,001 to \$100,000	\$2,790
\$100,001 to \$200,000	\$3,252
\$200,001 to \$400,000	\$4,196
\$400,001 to \$600,000	\$5,245
\$600,001 to \$800,000	\$6,294
\$800,001 to \$1,200,000	\$7,343
\$1,200,001 to \$4,000,000	\$7,868
\$4,000,001 or more	\$9,966
Amendment to issued building consent	\$450

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

Note: An amendment that adds value to the original consent may cause it to incur (additional) levies.

BRANZ Levy - Building Research Association New Zealand Levy where estimated value is \$20,000 and over	\$1.00 per \$1,000
MBIE Levy - Ministry of Business, Innovation and Employment Levy where estimated value is \$20,444 and over	\$1.75 per \$1,000



Insurance Levy - where estimated value is \$20,000 and over (capped at value of \$10,000,000)	\$1.60 per \$1,000
QA Levy - Quality Assurance/Building Consent Authority Levy - where estimated value is \$20,000 and over	\$3.15 per \$1,000

Hourly charge out rates for staff, meetings, and external contractors	Per Hour
Building Control Administrators and Residential Building (Technical) Officers	\$172
Commercial Building (Technical) Officers (includes any commercial meetings with customer/project managers etc.)	\$210
Any other meeting with Building Unit Staff or Duty Building Officer - chargeable after first 30 minutes.	\$172
External contractors or specialists engaged by Council	At cost
Debt recovery 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: http://www.nelson.govt.nz/assets/Our-council/Downloads/working-with-council/customer-accounts/Debtor-Terms-Conditions.pdf	Hourly rate

Minor Works	Deposit
Solid fuel burner / space heater	\$450
Inbuilt burner / heater requiring extra cavity inspection	\$625
Demolition work	\$661
Marquee – private / residential (Larger than 100m ²)	\$399
Marquee (Any size in place for more than one month, commercial / private)	\$661
Express service for commercial marquees (Less than 20 working days' notice)	\$1,385
Swimming pool	\$1,101
Swimming pool barrier only	\$472
Bathroom alterations including wet area shower	\$1,254
Proprietary garage (Value more than \$20,000)	\$1,747
Any relocated dwelling	\$2,444

Works for which a Building Consent is Not Required	Deposit
Notification of Exempt Work - Schedule 1 (except clause 2) No assessment by Territorial Authority, filed on Property File	Each \$267
Application for Discretionary Exemption – Schedule 1 (2) only Requires Territorial Authority assessment and decision.	\$336
Unauthorised building works report (works prior to 1991) Filed on Property File	Each \$267



Certificate of Acceptance (COA)	Deposit
In addition to an application fee of \$1,050 , the following costs will be applied: <ul style="list-style-type: none"> any applicable fees (including processing, inspections, administration at current hourly rates) and levies that would have been payable had building consent been applied for BEFORE carrying out the work Any specialist input, where applicable, will be charged out at cost. 	\$1,050 At current rates At cost
All building work completed without a building consent or exemption will require a COA. If a COA is not applied for, a Notice to Fix will be issued.	

Notice to Fix (NTF) and Other Enforcement		
Notice to fix	Each	\$545
Other notices issued under Building Act 2004	Each	\$184
Section 124 notices for Dangerous or Insanitary Buildings (except where issued because of a natural disaster)	Each	\$545
Building Officer time and monitoring of notices issued		Hourly rate

Lodgement or Removal of Documents with Land Information New Zealand		
Building Act 2004 s73, s77 or s74	Each	\$477
Building Act 2004 s74 (or equivalent under Building Act 1991)	Each	\$477

Other Services Provided by the Building Unit	Deposit
Project Information Memorandum (PIM) Only required if the PIM application is not part of a building consent application	\$320
Compliance schedule - New	\$420
Compliance schedule - Amendment	\$262
Building Warrant of Fitness (BWof) renewal	\$189
BWof back flow preventer only Any additional time to review 12A forms at hourly charge out rate	\$52
BWof audit	\$189
Swimming pool barrier audit	\$189
Determinations, lapsing consents, extension of time, code compliance decision	Hourly rate
Certificate for public use (CPU) fee	Each \$425
CPU extension of time fee	\$640
Minor variation fee	\$84
Amendment to issued building consent	\$450
Building code clause modifications or waivers e.g., B2 Mod-Durability	\$199
Historic building consent - file review	\$250
Certificate of compliance (District Licensing Agency) Building code compliance assessment for fire safety and sanitary facilities in a building, prior to an alcohol license application	\$168



Commercial report of Monthly Building Consents Issued	Annual Fee	\$273
Commercial report of Monthly & Mid-monthly Building Consents Issued	Annual Fee	\$577

Earthquake Prone Buildings	Deposit
Application for Exemption, for an Earthquake Prone (EQP) Building	\$650
Application for Extension of time for Heritage Earthquake Prone Building	\$650
Assessment of information related to a Building's EQP status	\$650

LIMS	Deposit
Residential	\$315
Commercial	\$483
Multiple titles charged at hourly rate	Deposit + hourly rate



Frequently Asked Questions regarding Building Consent Fees and Charges

What is the reason for increasing the fees and charges?

Council decided to increase regulatory fees and charges in line with the Consumer Price Index (CPI) at 4.9% for most activities under the Resource Management Act, Food Act, and Building Act.

New changes, or changes that are greater than CPI are:

- Fix the fee for the solid fuel burners at \$450, and \$625 if an extra cavity inspection is required (the existing deposits are \$430 and \$595, with additional charges invoiced at the hourly rate);
- Introduce a deposit of \$250 for historic consents (consents where more than 5 years has lapsed since granting and no Code Compliance Certificate has been issued);
- Raise the deposit for amendments to Building Consents from \$125 to \$450 to better reflect the actual final cost, minimising larger invoices at the time of issuing the amendment.

Were the public consulted about these changes?

Yes, submissions for changes to regulatory fees and charges were invited in April 2022. Submissions were heard in May 2022 and Council approved the proposed changes in June 2022.

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 because of the increase in fees?

No, the Building Act 2004 governs the length of time in which we must 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.