



## **Statement of Proposal**

# **AMENDMENTS TO THE FEES AND CHARGES under the BUILDING ACT 2004**

**Commencing 1 July 2020**

## 1. Nelson City Council's proposed amendments to fees and charges under the Building Act 2004

Nelson City Council (**Council**) would like to know what you think of the proposed amendments to the fees and charges relating to building consent applications, inspections and other services provided by the Building Unit.

The current fees and charges came into effect on 1 July 2019 (although prior to this date the changes have been minor compared to the level of fees and charges from five years ago). The fees and charges were set to ensure those who benefit from the services pay a fair and reasonable share of the costs of these services.

Council has reviewed these fees and is proposing some changes as described below. We want to know what you think of the proposed changes. In making decisions on this proposal, Council will be taking account of all submissions made.

**The proposed fees and charges are attached to this Statement of Proposal as Attachment 1 along with the current fees and charges at Attachment 2. Paper copies of this document are available at the Council's Customer Service Centre and in Nelson libraries.**

## 2. The Proposal

Detailed analysis of the issues and options is set out in section 4 of this proposal. The fees and charges schedule with proposed changes are included in Attachment 1. A summary of the proposed amendments is outlined below:

- a) Increase the hourly charge out rate for administrators from \$100 per hour to \$160 per hour
- b) Increase the hourly charge out rate for residential technical officers from \$135 per hour to \$160 per hour
- c) Change the fee for Project Information Memorandums from \$150 to an hourly charge out rate of \$160
- d) Include a computer system fee per consent based on the estimated value of the works:
  - A \$75 fee for works up to \$10,000 in value
  - \$125 for works between \$10,001 and \$800,000 in value and
  - \$250 for works over \$800,000 in value
- e) Include the earthquake prone building fees in the schedule (application for exemption, extension of time for a heritage building and assessment of information relating to a building's status) with a \$610 deposit.
- f) Increase the quality assurance levy from \$1 to \$2.50 per \$1,000 of the estimated value of the works (applies when the value of works is \$20,000 and over and is capped at \$10 million)
- g) Increase the insurance levy from \$0.75 to \$1.50 per \$1,000 of the estimated value of the works (applies when the value of works is \$20,000 and over and is capped at \$10 million)
- h) Reduce the Ministry for Business, Innovation and Employment (MBIE) levy from \$2.01 to \$1.75 per \$1,000 of the estimated value of the works (applies when the value of works is \$20,444 and over)
- i) Change the fixed fee/deposit combinations to deposits and most of these will increase to reflect the average time to complete the task.

The objective of the proposal is to review current fees under the Building Act 2004 relating to building consent applications, inspections and other services provided by the

Building Unit, to make any necessary changes to better reflect the actual cost to Council in providing this service and to ensure reasonable cost recovery goals can be met.

## **Consideration under the relevant legislation**

This Statement of Proposal to amend the fees and charges under the Building Act 2004 has been prepared in accordance with the following legislation:

- Building Act 2004, sections 219 and 281A
- Local Government Act 2002 (LGA), sections 83 and 101(3)

Section 101(3) of the Local Government Act 2002 provides that charges for regulatory functions are to be cost-effective, with the purpose of recovering the reasonable costs incurred by the Council in respect of the activity to which the charge relates, with those gaining the benefit from the regulatory service paying the reasonable cost for that service.

Section 219 of the Building Act enables a territorial authority to impose fees or charges in relation to a building consent and for the performance of any other function or service under the Building Act.

Section 281A of the Building Act 2004 gives a territorial authority discretion as to how fees or charges are charged or set and how they may be paid or collected.

Public consultation in the form of a special consultative procedure is not a requirement under the Building Act before fees and charges can be imposed. However, Council is running a special consultative procedure in this instance given it is also consulting on a number of other fees and charges at the same time. When used section 83 of the LGA provides that the special consultative procedure must include:

- A statement of proposal (and a summary of it if required) being made as widely available as practicable as a basis for consultation (section 83(1)(c)). The statement of proposal must include a statement of the reasons for the proposal, an analysis of the reasonably practicable options and any other information the local authority identifies as relevant (section 87(3)).
- An identified consultation period of at least one month during which feedback on the proposal may be provided to Council (section 83(b)(iii)).
- An opportunity for people to present their views to the Council (section 83(d)) and a description of how Council will provide persons interested in the proposal with an opportunity to present their views (section 83(b)(ii)).

## **Special Consultative Procedure**

Outcomes of this special consultative procedure could include:

- Retaining the existing fees and charges
- Adopting the proposed amendments outlined in this Statement of Proposal, or a variation of these, based on community feedback
- Increasing the fees and charges at a lower level than the proposed increases

## **3. The Approach to Fees and Charges**

Council's current charging structure for building consent applications and other services is based on applicants lodging an initial sum of money determined by the nature or the estimated value of the works. This is credited to the applicant's account. As the application is processed those processing costs are debited against the applicant's

account.

The cost of the processing is based on:

- a) The time spent by Council staff and any specialist advisers assessing the application; and
- b) The hourly charge out rate or the consultant charges (if external expertise is required); and
- c) Administrative costs; and
- d) Various levies if relevant.

When the processing is completed, the costs are calculated, and further payment is sent if the costs exceed the amount of the initial fixed charge. Inspections are charged at the hourly charge out rate based on each required inspection taking one hour. If additional time or additional inspections are required these will be charged separately.

#### **4. Issues and Options**

Council's Building Unit is responsible for carrying out many of Council's functions as a Building Consent Authority (BCA) including issuing building consents, inspecting building work and issuing property information (e.g. project information memoranda). BCAs are audited by International Accreditation New Zealand (IANZ) every two years or annually as required. Nelson City Council's audit is currently on an annual rotation. Increased staff time and training is required to meet audit requirements that has not been accounted for in current budgets.

Contractors have also been used more regularly in the last two years to assist with the processing of consents. This has increased costs to the Building Unit.

Some of the Council's current fees and charges are lower than those imposed by other territorial authorities of similar size for the same work. For example, Council's technical charge out rate (currently \$135) is well below that of Napier (\$165), New Plymouth (\$168) and Palmerston North (\$184) despite staff having the same levels of qualifications.

The current time allowance and hourly charge out rate when processing Project Information Memorandums (PIMs) does not reflect the actual time required to carry out this service and the proposed hourly charge out rate.

The computer processing systems provider charge Council \$125 per consent. This charge is not currently being on-charged to the consent applicant.

The earthquake prone building (EPB) assessments are ratepayer funded. It is proposed to charge for EPB applications for exemption, extension of time for a heritage building and assessment of information submitted relating to an EPB status as these activities are triggered by the individual owner for their benefit.

The current Quality Assurance levy is not recovering the costs of performing this function. The insurance levy needs to increase to better cover legal fees and claims. The Ministry of Business, Innovation and Employment (MBIE) levy has decreased and this needs to be reflected in the schedule.

The current fees have a fixed fee amount and a deposit amount. The fixed fee is not a maximum as notes explain additional charges can apply where the time involved exceeded the assumed time that the fixed fee was based on. It is considered clearer and less confusing to just have deposits and hourly charge out rates listed with an indication of estimated costs for a variety of building work categories provided on the website.

## **Hourly rate**

The current hourly charge out rate will not cover the increased costs required to attain and maintain national quality assurance requirements. Some of the current charges do not cover the actual costs of providing the service. Increasing charges so that consent applicants pay a greater share of these costs than ratepayers is considered reasonable.

All Building Unit services involve technical staff (consent processors, planning checks and inspectors) and administration staff. The amount of time required by staff from each component can vary with staff workload management issues so to be fair to all customers it is considered reasonable to have one charge out rate for both. It is proposed to increase the hourly charge out rate to \$160 as this rate will better cover actual costs of providing the services (staff time and overheads) and is a reasonable rate when compared to some other Council charges (up to \$210 per hour).

The change from a fee of \$150 for Project Information Memorandums to an hourly charge out rate of \$160 better reflects the variability involved in the different projects.

## **Computer system fee**

The Council incurs a charge of \$125 per building consent application from the computer system provider for building unit processes. It is proposed to on-charge this amount to building consent applicants in a graduated manner based on the value of the proposed works.

## **Earthquake prone building fees**

Council currently meets the costs for initial earthquake prone building assessments through ratepayer funding on the basis that this information is beneficial to the entire community. However, Council proposes to introduce charges for applications for exemptions, extensions of time and assessments of status based on further information. This is because these costs have a direct benefit to individual building owners (rather than the community as a whole). On this basis, Council considers it is fair and reasonable that building owners meet the costs of these services.

## **Levies**

The quality assurance levy is designed to cover the cost of ensuring all processes, documents and training of staff meet national audit requirements. The costs of this function are not being met by the current charge and an increase is proposed to meet the increase in staff time needed to meet the audit requirements. The levy is linked to the value of building work as more complex building work requires a higher level of assessment, training and documentation requirements.

The insurance levy needs to increase to cover the actual costs of legal fees and claims associated with building consent processing.

The Ministry of Business, Innovation and Employment has reduced their levy under section 53 of the Building Act 2004, so a reduction is proposed in the schedule of fees and charges.

## **Fixed charges/deposits**

The current schedule has both a fixed fee and deposit component for some activities. The fixed fee component includes a note that additional charges may be incurred should the anticipated time to perform that task be exceeded.

For transparency, Council proposes to instead list the deposit amount and the hourly charge out rate that will apply for any time spent above that covered by the deposit

amount. Council also proposes to increase most deposits to reflect the increase in the hourly charge out rate and to better reflect the actual time for those functions.

## **Assessment**

In exercising its discretion about what fees and charges to impose, Council should ensure charges are cost-effective, with the purpose of recovering the reasonable costs incurred by the Council in respect of the activity to which the charge relates, and with those gaining the benefit from the regulatory service paying the reasonable cost for that service.

Council considers that the proposed amendments that it is seeking your feedback on achieves this balance.

## **Options Analysis**

**Option 1** — Increase the fees and charges by a total of 18% as proposed in Attachment 1 and above

In addition to the reasons set out above, this option will help to achieve improved proportionality in terms of costs associated with building consents and performance of other Council functions under the Building Act 2004 being met by building customers rather than ratepayers. Council is incurring increased costs in providing building services and the proposed amendments will help achieve a higher rate of recovery for those costs. Council considers the proposed changes better reflects the average time taken to perform tasks and reduces the potential for large increases to fees and charges in the future.

Some of the increased costs incurred include the staff time and training required to prepare for and meet the requirements of the national audit. While staff are involved in this process contractors are needed to meet statutory processing timeframes and this also increases costs to Council.

Council appreciates that an increase to fees and charges may cause dissatisfaction to some customers. However, it considers that the proposed increases more fairly reflect the actual costs incurred by Council (currently met through rates), costs associated with processing, inspecting and compliance duties.

**Option 2** — Increase the fees by CPI at 1.9%

While customers would not face the larger proposed increased fees and charges, this level of fees and charges will not reflect the average time to perform the activities. In addition customers obtaining the benefit of building services are not currently meeting the actual costs to Council in providing these services. If a small increase is made to fees and charges now, Council may need to impose a larger increase in the future. In addition, there will need to be an increase in funding from rates to meet the increase in actual costs.

**Option 3** — Increase the fees and charges by a total of 12% with a staff hourly rate of \$150

This will better ensure the budgeted recovery levels of the Building Unit are met compared to option 2, cover some of the costs of meeting national audit requirements and provide less dependence on rates. The rate will not be consistent with other Nelson City Council regulatory rates. The increase could potentially cause dissatisfaction to customers.

## Preferred Option

**Option 1** — Amend fees as proposed in Attachment 1 and outlined in section 4 above.

### Reasons

The reasons for this option are outlined in sections 2 and 4 above. In summary:

- Higher costs are anticipated to address feedback from IANZ and maintain Council's Building Consent Authority accreditation;
- Many fees and charges are below the actual cost to Council because they do not reflect realistic time allowances; and
- Many fees and charges are out of step (being too low) when compared with those imposed by other territorial authorities of similar sizes for the same work.

## Submissions

Anyone may make a submission about any aspect of the proposed amendments to the Building Unit fees and any other options that have been considered. Council, in making its decision, will take account of all submissions made.

All submissions, including the name and contact details of the submitter, will be made available to the public and media on Council's website, unless you specifically request that your contact details be kept private and explain why it is necessary to protect your privacy. Council will not accept any anonymous submissions.

Submissions can be made:

- online at [nelson.govt.nz/council/consultations](https://nelson.govt.nz/council/consultations)
- by post to Building Unit Fees and Charges Amendments, PO Box 645, Nelson 7010
- by delivering your submission to Civic House, 110 Trafalgar Street, Nelson.

**Submissions must be received no later than 17 April 2020.**

Any person who wishes to speak in support of their submission will be given the opportunity to address the Council at a hearing on **19 May 2020**.



## Attachment 1

### Proposed Amendments to the Building Unit Fees

<p><b>All applications are subject to the following fees:</b></p> <ul style="list-style-type: none"> <li>• <b>Deposit</b> as listed below – <b>to be paid on application.</b></li> <li>• At time of building consent issue - cost based on hourly charge out rate, less deposit, plus estimated inspections fees, all levies and contributions as applicable, payable prior to issue of consent.</li> <li>• All additional time will be charged at hourly charge out rates</li> </ul>	
<p><b>Development and financial contributions:</b> Building consents may also incur development and/or financial contributions - see <a href="http://www.nelson.govt.nz/building-and-property/property-land-use/development-and-financial-contributions/">website information</a> - <a href="http://www.nelson.govt.nz/building-and-property/property-land-use/development-and-financial-contributions/">http://www.nelson.govt.nz/building-and-property/property-land-use/development-and-financial-contributions/</a></p>	
<p><b>Table below applies to all applications:</b> Commercial/Residential/New or Alteration &amp; Additions. Costs exceeding the deposit are charged at the hourly charge out rate.</p>	
<b>Estimated value of Work:</b>	<b>Deposit paid on application</b>
- up to \$5,000	\$665.00
- \$5,001 to \$10,000	\$910.00
- \$10,001 to \$20,000	\$1,520.00
- \$20,001 to \$50,000	\$2,275.00
- \$50,001 to \$100,000	\$2,500.00
- \$100,001 to \$200,000	\$2,772.00
- \$200,001 to \$450,000	\$3,352.00
- \$450,001 to \$800,000	\$4,137.00
- \$800,001 to \$1,200,000	\$4,260.00
- \$1,200,001 to \$4,000,000	\$5,575.00
- \$4,000,001 or more	\$9,000.00
<b>Systems fee – charge per consent based on the estimated value of works</b>	<b>Fixed charge</b>
Up to \$10,000 estimated value of works	\$75.00
\$10,001 to \$800,000 estimated value of works	\$125.00
Over \$800,000 estimated value of works	\$250.00
<p><b>Levies - fixed and required under Building Act 2004 - fee based on 'Estimated value of work'</b></p> <p>Note: an Amendment that adds value to the original consent, may cause it to incur (additional) Levies.</p>	
<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 and capped at \$10,000,000	\$2.50 per \$1,000
<b>Minor Works – * see notes at the end of the schedule</b> Costs exceeding the deposit are charged at the hourly charge out rate.	<b>Deposit</b>
<b>Swimming pool barrier audit</b> (no system fee applies)	\$150.00

<b>Swimming pool fencing application</b>	\$325.00
<b>Solid fuel burner/ Space heater</b>	\$350.00
<b>Inbuilt burner/heater requiring extra cavity inspection</b>	\$160 per hour
<b>Demolition work</b>	\$500.00
<b>Marquee - RESIDENTIAL &gt; 100m2</b>	\$300.00
<b>Marquee</b> - any size in place for more than one month - commercial or private	\$500.00
<b>Express Service For Marquees</b>	\$1,175.00
<b>Any Relocated dwelling</b>	\$2,175.00

<b>Hourly charge out rates</b> for staff, meetings and external contractors	
Building Control administrators and technical officers (hourly rate)	\$160.00
Any meeting with technical or Duty Building Officer, no fee up to 30 minutes -	Then \$160 per hour
External contractors or specialists engaged by Council	At cost

<b>Schedule 1: Works for which a Building Consent is Not Required</b>	
<b>Notification of Exempt Work - Part 1, 2 and 3</b> - no assessment by Territorial Authority, application placed on property File, one-off fixed fee	\$315.00
<b>Notification of Exempt Work - Part 1(2)(a) (b)</b> - Requires Territorial Authority assessment and decision. Costs exceeding the deposit are charged at the staff hourly rate	\$315.00
<b>Unauthorised building works report</b> ( <i>works prior to 1991</i> )	\$315.00

<b>Notice to Fix (NTF) and Other Enforcement</b> Costs exceeding the deposit are charged at the hourly charge out rate	<b>Deposit</b>
Notice to fix (each) issue	\$370.00
Other notices (each) issued under Building Act 2004	\$160.00
Section 124 notices for Dangerous or Insanitary Buildings (except where issued as a result of a natural disaster)	\$370.00
Building Officer time and monitoring of notices issued	Hourly charge out rate

<b>Registration of Documents with Land Information New Zealand</b> Costs exceeding the deposit are charged at the hourly charge out rate	<b>Deposit</b>
Section 73 Building Act 2004	\$450.00
Section 75 Building Act 2004	\$450.00
Removal of section 73 or 75 (or equivalent under the Building Act 1991)	\$450.00

<b>Other Services Provided by the Building Unit</b> Costs exceeding the deposit are charged at the hourly charge out rate	<b>Deposit</b>
Project Information Memorandum (PIM) – charged at \$160 per hour for all staff. The deposit is only required if the PIM application is not part of a building consent application	\$300.00
Property information review	\$160.00
Compliance schedule - New	\$200.00
Compliance schedule - Amendment	\$160.00
Building Warrant of Fitness (BWoF) each renewal	\$175.00
BWoF Audit of commercial premises	\$175.00
BWoF back flow preventer only - plus any additional time to review 12A forms at hourly charge out rate	\$50.00

Application fee for alternative solutions assessment	\$495.00
Building code waivers and modifications	\$250.00
Application for addition to register of Independent Qualified Persons (IQP)	\$150.00
Determinations, lapsed consents, section 93 decisions	hourly charge out rate
Code of Compliance Certificate	hourly charge out rate
Certificate for public use fee (public buildings)	\$400.00
Certificate for public use extension of time will be invoiced for \$600 plus staff time at hourly charge out rate	\$600.00 + hourly rates
Application for Exemption, for an Earthquake Prone Building	\$610.00
Application for Extension of time for Heritage Earthquake Prone Building	\$610.00
Assessment of information related to a Building's EQP status	\$610.00
Electronic file management charge	\$50.00
Minor Variations	Hourly charge out rate
Amendment to modify building code clause B2 – Durability	\$185.00
Certificate of compliance (District Licensing Agency) Building code compliance assessment for fire safety and sanitary facilities in a building, prior to an alcohol licence application	\$150.00
Commercial report of Monthly Building Consents Issued - Annual Fee	\$750.00 per annum
Commercial report of Monthly & Mid-monthly Building Consents Issued - Annual Fee	\$2,500.00 per annum
Debt recovery - Applicant shall be liable for all costs incurred by Council as a result of debt recovery	Hourly charge out rate

<b>Notes relating to minor works *</b>	
<b>Swimming pool barrier audit</b> under the Building Act 2004 (section 162D - every 3 years) plus any additional compliance staff time - charged at hourly charge out rate, where non-compliance noted.	
<b>Swimming pool fencing application</b> - allows for 2 hours processing/administration and 1 inspection	
<b>Space heaters</b> – all fuel types (solid fuel burners, solar, wetback) - Non-refundable deposit plus additional processing and inspections will be on charged at hourly charge out rate.	
<b>Marquees - RESIDENTIAL &gt; 100m<sup>2</sup></b> in place for less than one month.	
<b>Marquees any size</b> (not camping tents), <b>in place for more than one month.</b> <b>Commercial or private</b> (Residential) - with at least 6 weeks' notice of planned event (to allow for RFIs)	
<b>Express Service For Commercial Marquees</b> - If submitted 10 working days or less from planned construction date, Nelson City Council will endeavour to complete, but cannot guarantee: 1. Issue of consent before construction is required to start; or 2. The sign off of inspections before required use. <b>NOTE – Excludes cost of CCC and/or Certificate for Public Use (CPU) which will be required until CCC is issued.</b>	
<b>** Certificate of Acceptance (COA):</b> Applicants will be charged an \$800.00 application	

fee PLUS: all applicable consent fees 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. 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.

## Current Building Unit fees and charges

General Information Regarding Building Control Authority Fees and Charges
<p><b>Other fees and levies may apply to any building consent or certificate of acceptance</b></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><b>Development and financial contributions</b></p> <p>Building consents may also incur development and/or financial contributions (see <a href="http://www.nelson.govt.nz/building-and-property/property-land-use/development-and-financial-contributions/">website information - http://www.nelson.govt.nz/building-and-property/property-land-use/development-and-financial-contributions/</a>)</p>
<p><b>Deposit fee payable at lodgement (based on value of work)</b></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><b>**Limitations of 'Fixed Fee' and 'fair and reasonable time use' (Section 219(2) of the Building Act 2004)</b></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><b>Additional charges:</b> 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><b>Formal Amendments:</b> 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><b>Determinations, lapsed consents and consents without code compliance certificates (CCC) will all be charged at hourly rate</b></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>

**Building Consent Fee Quick Reference Sheet –**  
Please refer to **\*\*Limitations** (on previous page)

<b>Fixed Fee** Building Consents</b>	<b>Fixed Fee (inc GST)</b>	<b>Deposit (inc GST)</b>
Includes reasonable processing, inspection and administration time, and CCC		
<b>New Residential (new complete buildings/ workshops/ houses)</b>		
<b>Resource Management Act check, any consent requiring a RMA planning check</b>		<b>\$300 fixed fee</b>
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
<b>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.</b>		
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
<b>Resource Management Act check, any consent requiring a RMA planning check</b>		<b>\$300 fixed fee</b>
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
<b>Commercial: All works</b>		
<b>Resource Management Act check, any consent requiring a RMA planning check</b>		<b>\$300 fixed fee</b>
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

<b>Other Simple Residential and All Marquee Building Consents</b>	<b>Fixed Fee (inc GST)</b>
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 – all fuel types (solid fuel burners, solar, wetbacks) and 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 <sup>2</sup> Marquee (any size in place for more than 1 month) ■	Residential \$200 Commercial (20 days to 11 days from proposed construction date) \$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 <sup>2</sup> (allows for 3 inspections)	\$1,350
Bathroom alterations only (allows for 2 inspections) Wet-floor/wall system inspection are charged separately at \$135/hr	\$450

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

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

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

<b>Levies as required by Building Act 2004 and fixed by legislation</b>	<b>\$ based on value of work</b>	
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

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

<b>Schedule 1 Applications – Notification of Exempt Work</b>	<b>Fixed Fee (inc GST)</b>
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

### **Notice to Fix and Other Enforcement**

<b>Enforcement</b>	<b>Fixed Fee (inc GST)</b>
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)	\$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	

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

<b>Staff, External Contractors and Meetings</b>	<b>Fee (inc GST)</b>
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

## Certificates of Acceptance and Unauthorised Building Works

Certificate of Acceptance	Deposit (inc GST)
<p>Certificate of acceptance (COA), section 96 Building Act 2004</p> <p>Applicants will be charged a \$800.00 application fee, plus any processing costs 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. The deposit will be a down-payment towards these costs.</p> <p>Hourly rate will be charged for all officer and administrator time.</p>	\$800 fee (deposit)
<p>Building Officer time at hourly rate will be charged as applicable for the following:</p> <ul style="list-style-type: none"> <li>Insurance, MBIE, BRANZ &amp; QA levies</li> <li>Nelson City Council development or financial Contributions</li> <li>Compliance schedule fee</li> </ul>	

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

## 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

## 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 <b>plus</b> any additional staff time at hourly rate \$135/hr	\$200 each
Compliance schedule – amendment <b>plus</b> any additional staff time at hourly rate \$135/hr	\$150
Building warrant of fitness renewal <b>plus</b> any additional time to review 12A forms at hourly rate \$135/hr	\$175 each renewal
Building warrant of fitness <b>back flow preventer</b> only <b>plus</b> 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
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) <b>plus</b> staff time at hourly rate \$135/hr	\$200

<b>Other Services</b>	<b>Fee (inc GST)</b>
Swimming pool barrier audit under the Building Act 2004 (s162D every 3 years) <b>plus</b> any additional staff time where non-compliance noted charged at hourly rate \$135/hr	\$100

### **Other Miscellany**

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

