

**Building Standards
Table of Fees
From 01 April 2024**

Value of Work	Building Warrant Fee (no discounts applied)	Discounts available for providing a Certificate from an Approved Certifier			
		Certificate of Design		Certificate of Construction	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)

0-5,000	£200	£40	£40	£20	£20
5,001-5,500	£219	£50	£50	£20	£20
5,501-6,000	£238	£50	£50	£20	£20
6,001-6,500	£257	£50	£50	£20	£20
6,501-7,000	£276	£50	£50	£20	£20
7,001-7,500	£295	£50	£50	£20	£20
7,501-8,000	£314	£50	£50	£20	£20
8,001-8,500	£333	£50	£50	£20	£20
8,501-9,000	£352	£50	£50	£20	£20
9,001-9,500	£371	£50	£50	£20	£20
9,501-10,000	£390	£50	£50	£20	£20
10,001-11,000	£412	£60	£60	£25	£25
11,001-12,000	£434	£60	£60	£25	£25
12,001-13,000	£456	£60	£60	£25	£25
13,001-14,000	£478	£60	£60	£25	£25
14,001-15,000	£500	£60	£60	£25	£25
15,001-16,000	£522	£70	£70	£30	£30
16,001-17,000	£544	£70	£70	£30	£30
17,001-18,000	£566	£70	£70	£30	£30
18,001-19,000	£588	£70	£70	£30	£30
19,001-20,000	£610	£70	£70	£30	£30
20,001-30,000	£681	£90	£90	£35	£35
30,001-40,000	£752	£90	£90	£35	£35
40,001-50,000	£823	£90	£90	£35	£35
50,001-60,000	£894	£110	£110	£40	£40
60,001-70,000	£965	£110	£110	£40	£40
70,001-80,000	£1,036	£110	£110	£40	£40
80,001-90,000	£1,107	£110	£110	£40	£40

90,001 - 100,000	£1,178	£110	£110	£40	£40
100,001 - 120,000	£1,295	£129.50	£129.50	£38.85	£3.85
120,001 - 140,000	£1,412	£141.20	£141.20	£42.36	£4.36
140,001 - 160,000	£1,529	£152.90	£152.90	£45.87	£4.87
160,001 - 180,000	£1,646	£164.60	£164.60	£49.38	£4.38
180,001 - 200,000	£1,763	£176.30	£176.30	£52.89	£5.89
200,001 - 220,000	£1,880	£188.00	£188.00	£56.40	£5.40
220,001 - 240,000	£1,997	£199.70	£199.70	£59.91	£5.91
240,001 - 260,000	£2,114	£211.40	£211.40	£63.42	£6.42
260,001 - 280,000	£2,231	£223.10	£223.10	£66.93	£6.93
280,001 - 300,000	£2,348	£234.80	£234.80	£70.44	£70.44
300,001 - 320,000	£2,465	£246.50	£246.50	£73.95	£73.95
320,001 - 340,000	£2,582	£258.20	£258.20	£77.46	£77.46
340,001 - 360,000	£2,699	£269.90	£269.90	£80.97	£80.97
360,001 - 380,000	£2,816	£281.60	£281.60	£84.48	£84.48
380,001 - 400,000	£2,933	£293.30	£293.30	£87.99	£87.99
400,001 - 420,000	£3,050	£305.00	£305.00	£91.50	£91.50
420,001 - 440,000	£3,167	£316.70	£316.70	£95.01	£95.01
440,001 - 460,000	£3,284	£328.40	£328.40	£98.52	£98.52
460,001 - 480,000	£3,401	£340.10	£340.10	£102.03	£102.03
480,001 - 500,000	£3,518	£351.80	£351.80	£105.54	£105.54
500,001 - 550,000	£3,720	£372.00	£372.00	£111.60	£111.60
550,001 - 600,000	£3,922	£392.20	£392.20	£117.66	£117.66
600,001 - 650,000	£4,124	£412.40	£412.40	£123.72	£123.72
650,001 - 700,000	£4,326	£432.60	£432.60	£129.78	£129.78

700,001 - 750,000	£4,528	£452.80	£452.80	£135.84	£135.84
750,001 - 800,000	£4,730	£473.00	£473.00	£141.90	£141.90
800,001 - 850,000	£4,932	£493.20	£493.20	£147.96	£147.96
850,001 - 900,000	£5,134	£513.40	£513.40	£154.02	£154.02
900,001 - 950,000	£5,336	£533.60	£533.60	£160.08	£160.08
950,001 - 1,000,000	£5,538	£553.80	£553.80	£166.14	£166.14
Add for every £100,000 or part thereof, over £1 million	Add £287	10% of fee	10% of fee	3% of fee	3% of fee

Building Warrant - Conversion Only	
Application for building warrant for conversion only, that is without any building work.	£200
Building Warrant - Demolition Only	
Application for demolition only, that is where there is no immediate plans for rebuilding.	£200
Application for Amendment to Building Warrant	
Where the new total estimated value is less than the original or is an increase of no more than £5000.	£150
Where the new total estimated value increases by more than £5000.	fee is the amount for a building warrant of the same value as the increase.
Application for Amendment to Warrant for demolition or conversion only.	£150
Application for Extension to Warrant	
Application to extend the period of validity of a warrant.	£150
Application for Late Building Warrant	
For the construction of a building or the provision of services, fittings and equipment in connection with a building (whether or not combined with an application for demolition).	fee is 200% of the fee for the value of works in the table
For demolitions only.	£250
Application for Late Completion	
For the construction of a building or the provision of services, fittings and equipment (whether or not combined with an application for conversion or for demolition).	fee is 300% of the fee for the value of works in the table
For demolitions only or for conversion only.	£400

Certificate of Design - Discounts

A warrant fee is discounted where certificates from approved certifiers of design are presented with a warrant application, or before the building warrant is granted as below:

- 10% (or the fixed levels of discount) for each certificate that covers the whole of any section of the functional standards, and/or
- 1% for each certificate covering a single item in any such section, up to a maximum of 5% for any one section all subject to a maximum discount of 60% of the warrant fee.

Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted, with the discount applied to the whole fee.

Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000. This may be for a different design scheme or, in the case of staged warrants, may involve a new certificate. The discount is on the amendment fee (which will take into account any increased value or work) and not the original fee.

Certificates of Construction - Discounts

A warrant fee is also discounted where it is stated at warrant application stage that one or more certificates from an approved certifier of construction will be presented with a completion certificate, as below –

- 3% (or the fixed level) for each certificate covering an approved scheme, or
- 20% for a single certificate covering the construction of the entire building all subject to a maximum refund of 20%.

Except when accompanying a late completion certificate, a discount is only applicable where a verifier has been informed of the intention to use the approved certifier of construction at warrant application stage, including late warrant applications.