

**BUILDING WARRANT FEE STRUCTURE (with effect from 1 May 2005)**

F1.	A Building Warrant fee must be paid when the application is submitted. No application will be processed until such time as the correct fees have been paid by the applicant, in accordance with the Building Warrant Fee Structure. Please note that this fee is for lodging the application, not for granting of warrant, and is not refundable. The fee, before discounts, for lodging a Building Warrant application, other than late Building Warrant applications (see note F7) is shown in the table below.		
Value of Works £	Warrant Fee £	Value of Works £	Warrant Fee £
0-5,000	100	140,001-160,000	1180
5,001-5,500	115	160,001-180,000	1280
5,501-6,000	130	180,001-200,000	1380
6,001-6,500	145	200,001-220,000	1480
6,501-7,000	160	220,001-240,000	1580
7,001-7,500	175	240,001-260,000	1680
7,501-8,000	190	260,001-280,000	1780
8,001-8,500	205	280,001-300,000	1880
8,501-9,000	220	300,001-320,000	1980
9,001-9,500	235	320,001-340,000	2080
9,501-10,000	250	340,001-360,000	2180
10,001-11,000	265	360,001-380,000	2280
11,001-12,000	280	380,001-400,000	2380
12,001-13,000	295	400,001-420,000	2480
13,001-14,000	310	420,001-440,000	2580
14,001-15,000	325	440,001-460,000	2680
15,001-16,000	340	460,001-480,000	2780
16,001-17,000	355	480,001-500,000	2880
17,001-18,000	370	500,001-550,000	3055
18,001-19,000	385	550,001-600,000	3230
19,001-20,000	400	600,001-650,000	3405
20,001-30,000	460	650,001-700,000	3580
30,001-40,000	520	700,001-750,000	3755
40,001-50,000	580	750,001-800,000	3930
50,001-60,000	640	800,001-850,000	4105
60,001-70,000	700	850,001-900,000	4280
70,001-80,000	760	900,001-950,000	4455
80,001-90,000	820	950,001-1,000,000	4630
90,001-100,000	880	And for every 100,000 or part thereof over 1 million	Add 250.00
100,001-120,000	980		
120,001-140,000	1080		

F2.	Application for Building Warrant for conversion only, see Application Note (d), that is without any building work –	Fee is £100
F3.	Application for demolition only, that is where there are no immediate plans for rebuilding –	Fee is £100
F4.	Application for amendment of Building Warrant –	
	a) where the new total estimated value is less than the original, or is an increase of no more than £5,000 –	Fee is £50
	b) where the new total estimated value increases by more than £5,000 –	Fee is the amount for a Building Warrant of the same value. That is, if the increase is £20,000, the fee will be £400.
F5.	Application for an amendment to Building Warrant for demolition or conversion see Application Note (d) only	Fee is £50
F6.	Application to extend the period of validity of a Building Warrant	Fee is £50

F7.	Where a late application for Building Warrant is made, or a Completion Certificate is submitted and there was no Building Warrant obtained when there should have been, the fee is increased by 25%. The additional fee covers the increased difficulty the Council will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The Council will require to inspect the work and disruptive surveys may be needed to establish what has been constructed. The resulting fees are detailed in F1. overleaf and as follows –	
7.1	Application for late Building Warrant, i.e. where work is already started –	
	a) application for a 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 125% of the fee in table of fees in F1.
	b) application for Building Warrant for demolition only –	Fee is £125
7.2	Submission of a Completion Certificate where no Building Warrant was obtained for –	
	a) the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for Building Warrant for demolition) –	Fee is the same as for a late application of the same value of works, that is 125% of the fee in table of fees in F1.
	b) application for demolition only, or for conversion only –	Fee is £125

F8.

### **Discounts**

A Building Warrant fee is discounted, when a Building Warrant application is registered, where Certificates from Approved Certifiers of Design are presented. Where one or more such Certificates are presented with a Building Warrant application, by – 10% for each Certificate that covers the whole of any section of the functional standards, and 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 discounts apply where a late application for Building Warrant is made. The discount is applied to the whole fee. Discounts also apply to the stages in a staged warrant where the discount is on the fee for the amendment of a Building Warrant (which in staged warrants should take account of the increased value of the work).

F9.

### **Refunds**

A refund of the original Building Warrant fee (before any discounting) is made where one or more Certificates from an Approved Certifier of Construction are presented, as below – where one or more such Certificates are submitted with a Completion Certificate, by -1% for each Certificate covering a defined trade or installation, up to a maximum of 20%, but subject to a minimum refund of £20.

Note that a refund is only made where the Council has been informed in writing of the intention to use the approved Certifier of Construction in relation to any Certificate. This precludes refunds where a late submission of Completion Certificate is made. However, a Certificate from an Approved Certifier of Design may accompany a submission of a Completion Certificate without Building Warrant, and a discount of the fee is allowed for as described in F8.

F10.

### **Fee Exemption for Disabled Persons**

The Fee Regulations state that no fee shall be payable where the purpose of the work to which the application relates is to alter or extend a dwelling so that it is made suitable as a dwelling for a disabled person

The fee is set at zero for works to alter or extend the existing dwelling occupied by a disabled person provided the works are solely for the benefit of the disabled person.

The relief therefore is not for disabled people in general, it relates specifically to works to provide facilities for disabled people as defined in the building standards. "Disabled person" means a person with a physical, hearing or sight impairment, which affects that person's mobility or use of buildings.

**To allow Argyll and Bute Council to assess your entitlement to this fee exemption you should provide a letter from your Doctor or Occupational Therapist confirming your disability unless the work is related to an Improvement Grant application for a Disabled Person.**

For further information and advice please contact your local  
Planning and Building Standards Area Office

<b>Bute &amp; Cowal</b>	Milton House, Milton Avenue, Dunoon, Argyll, PA23 7DU	01369 708606
<b>Oban, Lorn &amp; the Isles</b>	Lorn House, Albany Street, Oban, Argyll, PA34 4AR	01631 567950
<b>Mid Argyll, Kintyre &amp; Islay</b>	67 Chalmers Street, Ardrishaig, Argyll, PA30 8DX	01546 604070
<b>Helensburgh &amp; Lomond</b>	Blairvadach, Shandon, Helensburgh, G84 8ND	01436 658882