STATUTORY CHARGES - BUILDING STANDARDS

BUILDING WARRANT FEE STRUCTURE (with effect from 1st April 2024)

F1. A building warrant fee must be paid when the application is submitted. No application will be processed until such time as the correct fee has been paid.

The fee is subject to discounts when a certificate(s) is provided by approved certifiers of design is/are submitted with the warrant application, and/or a verifier is informed, at the warrant application stage, of the intention to use certifiers of design before the building warrant is granted, and/or a verifier has been informed, at the warrant application stage, of the intention to use certifiers of construction as part of the completion certificate that is to be submitted.

The notification to a verifier that an approved certifier of design or construction is to be used must be given at the application stage. Where it is intended to use a certifier of design, details of the certifier and approved body, including their registration numbers, should be confirmed on the building warrant application form.
However there is no requirement to provide details of the approved certifier of construction to be used at this stage.

The appropriate discount should be deducted from the fee before submitting the application for building warrant.

Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000.

NOTE: The user is no longer required to submit the certificate of design at the time of submission; they may submit the certificate at a later date (to the local authority before the building warrant is granted).

The fee, before discounts, for lodging a building warrant application is shown in the table below (see Table 1).

The fee, before discounts for late building warrant applications and completion certificate where no building warrant obtained submissions are subject to higher level of fees (see note F7). Similar discounts are available for “late” building warrant applications. A late completion certificate submission must be accompanied with certificate(s) of design and/or certificate(s) of construction to receive the relative discount on the warrant fee. Such discounts to the fee are based on the increased fee payable for a “late” submission).

Please note that these fees are for lodging the applications, not for granting of warrant or accepting of completion certificate, and are not refundable.

Table 1 Table of Fees – Value of works between £0 - £100,000

Value of Work up to £100,000	**Building Warrant Fee (no discounts applied)**	**Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work of up £100,000)**			
		Certificates of Design (discount provided/certificate)		**Certificates of Construction (discount provided/certificate)**	
		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	546	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

Table 2 Table of Fees – Value of works £100,001 and above

Value of Work £100,000 and above	**Building Warrant Fee (no discounts applied)**	**Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,000 and above)**			
		Certificates of Design (10% discount /certificate)		**Certificates of Construction (3% discount /certificate)**	
		Building Structure Scheme (SER)	**Energy Scheme (BRE, RIAS)**	**Electrical Installations Scheme (NICEIC, SELECT)**	**Drainage, Heating and Plumbing Scheme (SNIPEF)**
£	**£**	**£**	**£**	**£**	**£**
100,001 – 120,000	1,295	-125.50	-125.50	-38.85	-38.85

120,001 – 140,000	1,412	-141.20	-141.20	-42.36	-42.36
140,001 – 160,000	1,529	-152.90	-152.90	-45.87	-45.87
160,001 – 180,000	1,646	-164.60	-164.60	-49.38	-49.38
180,001 – 200,000	1,763	-176.30	-176.30	-52.89	-52.89
200,001 – 220,000	1,880	-188.00	-188.00	-56.40	-56.40
220,001 – 240,000	1,997	-199.70	-199.70	-59.91	-59.91
240,001 – 260,000	2,114	-211.40	-211.40	-63.42	-63.42
260,001 – 280,000	2,231	-223.10	-223.10	-66.93	-66.93
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
950,001-1,000000	5,538	-553.80	-553.80	-166.14	-166.14
And for every £100,000 or part thereof, over £1 million	Add £287	10% of fee	10% of fee	3% of fee	3% of fee
F2.	Application for building warrant for conversion only, that is without any building work			Fee is £200	

F3.	Application for demolition only, that is where there are no immediate plans for rebuilding		Fee is £200
F4.	Application for amendment of 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 £150
	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 as the increase. (That is, if the increase is £20,000, the fee will be £610).
F5.	Application for an amendment to warrant for demolition or conversion only		Fee is £150
F6.	Application to extend the period of validity of a warrant		Fee is £150
F7.	Where a late application for building warrant is made, or a completion certificate is submitted and there was no warrant obtained when there should have been, the fee is increased to cover the increased difficulty the verifier will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The resulting fees are detailed below:		
	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 200% of the fee detailed in Table of Fees above
		b) application for Building Warrant for demolition only -	Fee is £250
	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 300% of the fee detailed in Table of Fees above
		b) application for demolition only, or for conversion only	Fee is £400
8.	**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 discounts for values of work up to £100,000, indicated in the tables above) 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. When a local agreement is in place between the verifier and the applicant for phased payment of the warrant fee, the discount should be due on all the payments, provided a certificate was submitted with, or the intended use confirmed on, the warrant application form. 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.		

F9.	**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 levels of discount for values of work up to £100,000) 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 discount 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.
F10.	**Fee Exemption for Disabled Persons** The fee is set at zero for works to alter or extend a dwelling to improve its suitability for use by a disabled occupant. 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. This definition is a person with a physical, hearing or sight impairment which affects their mobility or their use of buildings. The Equality Act 2010 replaced a range of anti-discrimination legislation, including the Disability Discrimination Act (DDA) and it carries forward the protection previously provided for disabled people by the DDA. Accordingly, the zero fee rating remains restricted to dwellings. 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 01546 605518

Bute & Cowal	Milton House, Milton Avenue, Dunoon, Argyll, PA23 7DU
Oban, Lorn & the Isles	Municipal Buildings, Albany Street, Oban PA34 4AW
Mid Argyll, Kintyre & Islay	1A Manse Brae, Argyll, PA31 8RD
Helensburgh & Lomond	The Helensburgh and Lomond Civic Centre 38 East Clyde Street, Helensburgh, G84 7PG