

Building Warrant Fees

The Building (Fees) (Scotland) Regulations 2004

From 1 May 2005

Where work has not already started

Cost of Work (£)	Fee (£)	Cost of Work (£)	Fee (£)
Up to £5,000	100	120,001 - 140,000	1,080
5,001 - 5,500	115	140,001 - 160,000	1,180
5,501 - 6,000	130	160,001 - 180,000	1,280
6,001 - 6,500	145	180,001 - 200,000	1,380
6,501 - 7,000	160	200,001 - 220,000	1,480
7,001 - 7,500	175	220,001 - 240,000	1,580
7,501 - 8,000	190	240,001 - 260,000	1,680
8,001 - 8,500	205	260,001 - 280,000	1,780
8,501 - 9,000	220	280,001 - 300,000	1,880
9,001 - 9,500	235	300,001 - 320,000	1,980
9,501 - 10,000	250	320,001 - 340,000	2,080
10,001 - 11,000	265	340,001 - 360,000	2,180
11,001 - 12,000	280	360,001 - 380,000	2,280
12,001 - 13,000	295	380,001 - 400,000	2,380
13,001 - 14,000	310	400,001 - 420,000	2,480
14,001 - 15,000	325	420,001 - 440,000	2,580
15,001 - 16,000	340	440,001 - 460,000	2,680
16,001 - 17,000	355	460,001 - 480,000	2,780
17,001 - 18,000	370	480,001 - 500,000	2,880
18,001 - 19,000	385	500,001 - 550,000	3,055
19,001 - 20,000	400	550,001 - 600,000	3,230
20,001 - 30,000	460	600,001 - 650,000	3,405
30,001 - 40,000	520	650,001 - 700,000	3,580
40,001 - 50,000	580	700,001 - 750,000	3,755
50,001 - 60,000	640	750,001 - 800,000	3,930
60,001 - 70,000	700	800,001 - 850,000	4,105
70,001 - 80,000	760	850,001 - 900,000	4,280
80,001 - 90,000	820	900,001 - 950,000	4,455
90,001 - 100,000	880	950,001 - 1,000,000	4,630
100,001 - 120,000	980		

Each additional £100,000 (or part thereof) increases the warrant fee by **£250**

Application for warrant for conversion only **£100**

Application for warrant for demolition only **£100**

Application for amendment of warrant-

i) for additional work whose estimated value exceeds £5000, the fee is calculated in accordance with the above table but in respect of the additional estimated value of that work only.

As Above

(ii) for additional work where no additional estimated value is involved, the estimated value decreases or the increase in the estimated value does not exceed £5000

£50

Application for an amendment to warrant for demolition only or conversion only **£50**

Application for an extension to warrant **£50**

After work has already started

Application (after work has already started) for-

(i) a warrant (including issue of warrant) for the construction of a building or the provision of services, fittings or equipment in connection with the erection of a building (whether or not combined with an application for demolition)

125% of the fee calculated in accordance with the above table

(ii) a warrant for demolition only

£125

Submission of a completion certificate where no warrant granted - see over

Submission of a completion certificate where no warrant granted

Submission of a completion certificate where no warrant granted for-	
(1) the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for demolition)	125% of the fee calculated in accordance with paragraph 1
(2) the demolition of a building only	£125
(3) the conversion of a building only	£125
(4) work carried out by a local authority where it has done so in respect of-	
(i) a building regulations compliance notice in terms of section 25(8) of the Act;	nil
(ii) a continuing requirement enforcement notice in terms of section 26(3) of the Act;	nil
(iii) a building warrant enforcement notice in terms of section 27(7) of the Act;	nil
(iv) a defective building in terms of section 28(11) of the Act;	nil
(v) a dangerous building in terms of section 30 (5) of the Act.	nil

Discounts

Regulation 5 of the The Building (Fees) (Scotland) Regulations 2004 contains provisions for certain discounts when certificates from an approved certifier of design are presented as detailed below:-

5. - (1) The fee payable in respect of-

- (a) an application for a building warrant or for amendment of a building warrant; or
- (b) submission of a completion certificate where no building warrant has been obtained,

shall, in any case where one or more certificates from an approved certifier of design are presented, be discounted in accordance with paragraphs (2) and (3).

(2) Where one or more such certificates are presented the fee which would otherwise be payable shall be discounted by-

- (a) 10% for each certificate that covers the whole of any section set out in Schedule 5 to the Building (Scotland) Regulations 2004[3]; and
- (b) by 1% for each certificate covering a single item in any such section, up to a maximum of 5% for any one section.

(3) In no case shall the combined discounts applicable by virtue of this regulation exceed 60% of the fee which would otherwise be payable in respect of the application or submission as the case may be.

(4) In this regulation "certificate" has the same meaning as in section 11(5) of the Act.

**Please ensure you enclose payment with your application
Cheques to be made payable to The City of Edinburgh Council**