

## GUIDANCE NOTES ON BUILDING REGULATION FEES

Effective 1<sup>st</sup> May 2008 to 31<sup>st</sup> March 2009

1. Before you carry out building work to which the Building Regulations apply, you or your agent must either deposit Full Plans or a Building Notice together with the appropriate fee. The fee payable is dependant upon the type of work carried out and can be calculated by reference to the following notes and schedules. **Cheques should be made payable to "Hart District Council"**
2. **FEES ARE PAYABLE AS FOLLOWS:**
  - 2.1 **Plan Fee:** If you submit Full Plans you will generally pay a plan fee at the time of the submission to cover their passing or rejection.
  - 2.2 **Inspection Fee:** With Full Plans submissions, for most types of work an inspection fee covering all necessary site visits will be payable after we have made our first inspection. **If applicable, you will be invoiced for this fee.**
  - 2.3 **Building Notice Fee:** If you submit a Building Notice the appropriate fee is payable at the time of submission and covers all necessary checks and site visits in relation to the work described in the notice
  - 2.4 **Regularisation Fee:** As owner of unauthorised building work, if you apply for a regularisation certificate, the fee is equivalent to 120% of the Building Notice fee. No VAT is payable on a regularisation fee.
3. **Schedule 1 – Fees for new dwelling houses and flats** Applicable where the total internal floor area for each dwelling, excluding any garage or carport does not exceed 300m<sup>2</sup> and the building has no more than 3 storeys, each basement level being counted as one storey. In any other case, schedule 3 applies.
4. **Schedule 2 – Fees for extensions and alterations to dwellings** Where work comprises one or more domestic extensions, the total internal floor area of all storeys of all the extensions shown on the application may be added together to determine the relevant fee. If the extension(s) exceed 60m<sup>2</sup> or 3 storeys in height then schedule 3 applies.
5. **Schedule 3 – Fees for other work** Applicable to all other work not covered by schedules 1 or 2. Total estimated cost means a reasonable estimate that would be charged by a professional builder to carry out the work shown or described in the application, excluding VAT and any professional fees paid to an architect, engineer or surveyor, etc. and also excluding land acquisition costs.
6. **Exemptions/Reductions of Fees**
  - 6.1 Where works have been either approved or rejected, no further fee is payable for a concurrent resubmission for substantially the same work.
  - 6.2 Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from fees. In these regulations "disabled person" means a person who is within certain of the descriptions of persons to whom section 29(1) of The National Assistance Act 1948 applies.
  - 6.3 Where an application or Building Notice is in respect of two or more buildings or building work, all of which is substantially the same as each other, or such application or Building Notice have previously been dealt with by this authority, with certain criteria, a reduction of 25% on the plan fee or on the plan fee proportion of the Building Notice fee is allowable.
7. **General.** These notes are for guidance only. Full details may be found in the Council's Building Control Fees Scheme which is available on request. If you have any difficulties calculating fees, **please contact us on 01252 774423**

| SCHEDULE 1 – Fees for new dwelling houses and flats not exceeding 300m <sup>2</sup> |            |         |                |          |                 |          |                |
|---|------------|---------|----------------|----------|-----------------|----------|----------------|
| No of Dwellings   | FULL PLANS |         |                |          | BUILDING NOTICE |          | REGULARISATION |
|   | PLAN FEE   |         | INSPECTION FEE |          | COMBINED FEE    |          | COMBINED FEE   |
|   | Net Fee    | Inc VAT | Net Fee        | Inc VAT  | Net Fee         | Inc VAT  | No VAT payable |
| 1   | 170.64     | 200.50  | 413.78         | 486.20   | 584.42          | 686.70   | 701.30         |
| 2   | 234.64     | 275.70  | 572.68         | 672.90   | 807.32          | 948.60   | 968.78         |
| 3   | 304.00     | 357.20  | 724.09         | 850.80   | 1,028.09        | 1,208.00 | 1,233.70       |
| 4   | 373.28     | 438.60  | 836.08         | 982.40   | 1,209.36        | 1,421.00 | 1,451.23       |
| 5   | 447.90     | 526.30  | 925.70         | 1,087.70 | 1,373.60        | 1,614.00 | 1,648.32       |
| 6   | 522.55     | 614.00  | 1,037.62       | 1,219.20 | 1,560.17        | 1,833.20 | 1,872.20       |
| 7   | 543.91     | 639.10  | 1,106.97       | 1,300.70 | 1,650.88        | 1,939.80 | 1,981.06       |
| 8   | 559.92     | 657.90  | 1,287.24       | 1,512.50 | 1,847.16        | 2,170.40 | 2,216.59       |
| 9   | 581.20     | 682.90  | 1,467.40       | 1,724.20 | 2,048.60        | 2,407.10 | 2,458.32       |
| 10  | 586.55     | 689.20  | 1,664.68       | 1,956.00 | 2,251.23        | 2,645.20 | 2,701.48       |
| 11  | 591.92     | 695.50  | 1,821.45       | 2,140.20 | 2,413.37        | 2,835.70 | 2,896.04       |
| 12  | 597.19     | 701.70  | 1,977.19       | 2,323.20 | 2,574.38        | 3,024.90 | 3,089.25       |
| 13  | 602.55     | 708.00  | 2,134.98       | 2,508.60 | 2,737.53        | 3,216.60 | 3,285.04       |
| 14  | 607.92     | 714.30  | 2,264.00       | 2,660.20 | 2,871.92        | 3,374.51 | 3,446.30       |
| 15  | 613.19     | 720.50  | 2,419.74       | 2,843.20 | 3,032.93        | 3,563.70 | 3,639.52       |
| 16  | 618.55     | 726.80  | 2,575.40       | 3,026.10 | 3,193.95        | 3,752.90 | 3,832.73       |
| 17  | 623.91     | 733.10  | 2,731.15       | 3,209.10 | 3,355.06        | 3,942.20 | 4,026.08       |
| 18  | 629.19     | 739.30  | 2,886.81       | 3,392.00 | 3,516.00        | 4,131.30 | 4,219.20       |
| 19  | 634.55     | 745.60  | 3,007.32       | 3,533.60 | 3,641.87        | 4,279.20 | 4,370.24       |
| 20  | 639.93     | 751.90  | 3,160.85       | 3,714.00 | 3,800.78        | 4,465.90 | 4,560.94       |
| 21  | 650.55     | 764.40  | 3,237.62       | 3,804.20 | 3,888.17        | 4,568.60 | 4,665.80       |
| 22  | 661.19     | 776.90  | 3,346.47       | 3,932.10 | 4,007.66        | 4,709.00 | 4,809.19       |
| 23  | 671.84     | 789.40  | 3,489.10       | 4,099.70 | 4,160.94        | 4,889.10 | 4,993.13       |
| 24  | 682.55     | 802.00  | 3,564.00       | 4,187.70 | 4,246.55        | 4,989.70 | 5,095.86       |
| 25  | 693.19     | 814.50  | 3,673.79       | 4,316.70 | 4,366.98        | 5,131.20 | 5,240.37       |
| 26  | 703.83     | 827.00  | 3,782.55       | 4,444.50 | 4,486.38        | 5,271.50 | 5,383.65       |
| 27  | 714.55     | 839.60  | 3,891.66       | 4,572.70 | 4,606.21        | 5,412.30 | 5,527.45       |
| 28  | 725.19     | 852.10  | 4,000.17       | 4,700.20 | 4,725.36        | 5,552.30 | 5,670.43       |
| 29  | 735.83     | 864.60  | 4,108.94       | 4,828.00 | 4,844.77        | 5,692.60 | 5,813.72       |
| 30  | 746.55     | 877.20  | 4,169.70       | 4,899.40 | 4,916.25        | 5,776.60 | 5,899.49       |
| 31  | 757.19     | 889.70  | 4,228.34       | 4,968.30 | 4,985.53        | 5,858.00 | 5,982.64       |
| Plus for each dwelling over 31  | 8.00       | 9.40    | 96.00          | 112.80   | 104.00          | 122.20   | 124.80         |

|                     |   | <b>SCHEDULE 2 Fees for extensions and alteration to dwellings</b>  |                |                       |                |                        |                |                       |
|---------------------|---|--|----------------|-----------------------|----------------|------------------------|----------------|-----------------------|
| <b>Type of work</b> |   | <b>FULL PLANS</b>  |                |                       |                | <b>BUILDING NOTICE</b> |                | <b>REGULARISATION</b> |
|                     |   | <b>PLAN FEE</b>  |                | <b>INSPECTION FEE</b> |                | <b>COMBINED FEE</b>    |                | <b>COMBINED FEE</b>   |
|                     |   | <b>Net Fee</b>   | <b>Inc VAT</b> | <b>Net Fee</b>        | <b>Inc VAT</b> | <b>Net Fee</b>         | <b>Inc VAT</b> | <b>No VAT payable</b> |
| 1                   | Erection or extension of a detached building which consists of a garage, carport or both, having a floor area not exceeding 40m <sup>2</sup>              | 125.87   | <b>147.90</b>  | -                     | -              | 125.87                 | <b>147.90</b>  | <b>151.05</b>         |
| 2                   | A garage or carport as in 1 above, but with a floor area exceeding 40m <sup>2</sup> and not exceeding 60m <sup>2</sup>                                    | 125.87   | <b>147.90</b>  | 151.92                | <b>178.50</b>  | 277.79                 | <b>326.40</b>  | <b>333.35</b>         |
| 3                   | An extension of a dwelling (not falling within entry 7 below) the total floor area of which does not exceed 10m <sup>2</sup>                              | 125.87   | <b>147.90</b>  | 151.92                | <b>178.50</b>  | 277.79                 | <b>326.40</b>  | <b>333.35</b>         |
| 4                   | An extension of a dwelling (not falling within entry 7 below) the total floor area of which exceeds 10m <sup>2</sup> but does not exceed 40m <sup>2</sup> | 125.87   | <b>147.90</b>  | 295.15                | <b>346.80</b>  | 421.02                 | <b>494.70</b>  | <b>505.22</b>         |
| 5                   | An extension of a dwelling (not falling within entry 7 below) the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> | 125.87   | <b>147.90</b>  | 429.71                | <b>504.90</b>  | 555.58                 | <b>652.80</b>  | <b>666.92</b>         |
| 6                   | An extension (not falling within entry 7 below) which exceeds 60m <sup>2</sup>  | To be calculated from estimated costs under schedule 3, subject to a <b>minimum fee of £652.80 inc VAT</b>               |                |                       |                |                        |                |                       |
| 7                   | Any extension of a dwelling consisting of the provision of one or more rooms in the roof space  | To be calculated from estimated costs under schedule 3, subject to a <b>minimum fee of £500 inc VAT equiv to £24,000</b> |                |                       |                |                        |                |                       |
| 8                   | Work consisting of replacement doors, windows or rooflights where the work is valued below £2500.00   | 79.92  | <b>93.90</b>   | -                     | -              | 79.92                  | <b>93.90</b>   | <b>95.90</b>          |
| 9                   | Work consisting of replacement doors, windows or rooflights where the work is valued between £2501.00 and £10,000   | 159.74   | <b>187.70</b>  | -                     | -              | 159.74                 | <b>187.70</b>  | <b>191.69</b>         |

|  |           | <b>SCHEDULE 3 fees for other work (not covered by schedules 1 or 2)</b> |                |                            |                |   |                |  |
|--|-----------|---|----------------|----------------------------|----------------|---|----------------|--|
| <b>TOTAL ESTIMATED COST OF WORKS (£)</b> |           | <b>FULL PLANS</b>   |                |                            |                | <b>BUILDING NOTICE</b>  |                | <b>REGULARISATION</b>  |
|  |           | <b>PLAN FEE</b>   |                | <b>INSPECTION FEE</b>      |                | <b>COMBINED FEE</b>   |                | <b>COMBINED FEE</b>  |
|  |           | <b>Net Fee</b>  | <b>Inc VAT</b> | <b>Net Fee</b>             | <b>Inc VAT</b> | <b>Net Fee</b>  | <b>Inc VAT</b> | <b>No VAT payable</b>  |
| 0  | - 1,000   | 79.92   | <b>93.90</b>   | -                          | -              | 79.92   | <b>93.90</b>   | <b>95.90</b>   |
| 1,001                                    | - 2,000   | 112.85  | <b>132.60</b>  | -                          | -              | 112.85  | <b>132.60</b>  | <b>135.42</b>  |
| 2,001                                    | - 5,000   | 204.00  | <b>239.70</b>  | -                          | -              | 204.00  | <b>239.70</b>  | <b>244.80</b>  |
| 5,001                                    | - 6,000   | 53.53   | <b>62.90</b>   | 160.43                     | <b>188.51</b>  | 213.96  | <b>251.41</b>  | <b>256.75</b>  |
| 6,001                                    | - 7,000   | 56.34   | <b>66.20</b>   | 168.86                     | <b>198.41</b>  | 225.20  | <b>264.61</b>  | <b>270.24</b>  |
| 7,001                                    | - 8,000   | 59.15   | <b>69.50</b>   | 177.29                     | <b>208.32</b>  | 236.44  | <b>277.82</b>  | <b>283.73</b>  |
| 8,001                                    | - 9,000   | 61.96   | <b>72.80</b>   | 185.72                     | <b>218.22</b>  | 247.68  | <b>291.02</b>  | <b>297.22</b>  |
| 9,001                                    | - 10,000  | 64.77   | <b>76.10</b>   | 194.15                     | <b>228.13</b>  | 258.92  | <b>304.23</b>  | <b>310.70</b>  |
| 10,001                                   | - 11,000  | 67.58   | <b>79.41</b>   | 202.58                     | <b>238.03</b>  | 270.16  | <b>317.44</b>  | <b>324.19</b>  |
| 11,001                                   | - 12,000  | 70.39   | <b>82.71</b>   | 211.01                     | <b>247.94</b>  | 281.40  | <b>330.65</b>  | <b>337.68</b>  |
| 12,001                                   | - 13,000  | 73.20   | <b>86.01</b>   | 219.44                     | <b>257.84</b>  | 292.64  | <b>343.85</b>  | <b>351.17</b>  |
| 13,001                                   | - 14,000  | 76.01   | <b>89.31</b>   | 227.87                     | <b>267.75</b>  | 303.88  | <b>357.06</b>  | <b>364.66</b>  |
| 14,001                                   | - 15,000  | 78.82   | <b>92.61</b>   | 236.30                     | <b>277.65</b>  | 315.12  | <b>370.26</b>  | <b>378.14</b>  |
| 15,001                                   | - 16,000  | 81.63   | <b>95.92</b>   | 244.73                     | <b>287.56</b>  | 326.36  | <b>383.48</b>  | <b>391.63</b>  |
| 16,001                                   | - 17,000  | 84.44   | <b>99.22</b>   | 253.16                     | <b>297.46</b>  | 337.60  | <b>396.68</b>  | <b>405.12</b>  |
| 17,001                                   | - 18,000  | 87.25   | <b>102.52</b>  | 261.59                     | <b>307.37</b>  | 348.84  | <b>409.89</b>  | <b>418.61</b>  |
| 18,001                                   | - 19,000  | 90.06   | <b>105.82</b>  | 270.02                     | <b>317.27</b>  | 360.08  | <b>423.09</b>  | <b>432.10</b>  |
| 19,001                                   | - 20,000  | 92.87   | <b>109.12</b>  | 278.45                     | <b>327.18</b>  | 371.32  | <b>436.30</b>  | <b>445.58</b>  |
| 20,001                                   | - 100,000 | 25% of Building Notice Fee  |                | 75% of Building Notice Fee |                | To <b>£461.60</b> add <b>£9.60</b> for each £1000 (or part thereof) over £20,000 <b>(inc VAT)</b>       |                | To <b>£474.42</b> add <b>£9.80</b> for each £1000 (or part thereof) over £20,000 <b>(no VAT)</b>       |
| 100,001                                  | - £1 m    | 25% of Building Notice Fee  |                | 75% of Building Notice Fee |                | To <b>£1219.81</b> add <b>£4.30</b> for each £1000 (or part thereof) over £100,000 <b>(inc VAT)</b>     |                | To <b>£1245.76</b> add <b>£4.39</b> for each £1000 (or part thereof) over £100,000 <b>(no VAT)</b>     |
| £1 m                                     | - £10 m   | 25% of Building Notice Fee  |                | 75% of Building Notice Fee |                | To <b>£5052.99</b> add <b>£3.20</b> for each £1000 (or part thereof) over £1,000,000 <b>(inc VAT)</b>   |                | To <b>£5160.51</b> add <b>£ 3.27</b> for each £1000 (or part thereof) over £1,000,000 <b>(no VAT)</b>  |
| Over £ 10 m                              |           | 25% of Building Notice Fee  |                | 75% of Building Notice Fee |                | To <b>£33245.60</b> add <b>£2.59</b> for each £1000 (or part thereof) over £10 million <b>(inc VAT)</b> |                | To <b>£33952.96</b> add <b>£2.67</b> for each £1000 (or part thereof) over £10 million <b>(no VAT)</b> |

