

<b>1 Building Warrant - Where work has not already started</b>			
<b>VALUE OF WORKS £</b>	<b>WARRANT FEE £</b>	<b>VALUE OF WORKS £</b>	<b>WARRANT FEE £</b>
0- 5,000	100	120,001- 140,000	1080
5,001- 5,500	115	140,001- 160,000	1180
5,501- 6,000	130	160,001- 180,000	1280
6,001- 6,500	145	180,001- 200,000	1380
6,501- 7,000	160	200,001- 220,000	1480
7,001- 7,500	175	220,001- 240,000	1580
7,501- 8,000	190	240,001- 260,000	1680
8,001- 8,500	205	260,001- 280,000	1780
8,501- 9,000	220	280,001- 300,000	1880
9,001- 9,500	235	300,001- 320,000	1980
9,501- 10,000	250	320,001- 340,000	2080
10,001- 11,000	265	340,001- 360,000	2180
11,001- 12,000	280	360,001- 380,000	2280
12,001- 13,000	295	380,001- 400,000	2380
13,001- 14,000	310	400,001- 420,000	2480
14,001- 15,000	325	420,001- 440,000	2580
15,001- 16,000	340	440,001- 460,000	2680
16,001- 17,000	355	460,001- 480,000	2780
17,001- 18,000	370	480,001- 500,000	2880
18,001- 19,000	385	500,001- 550,000	3055
19,001- 20,000	400	550,001- 600,000	3230
20,001- 30,000	460	600,001- 650,000	3405
30,001- 40,000	520	650,001- 700,000	3580
40,001- 50,000	580	700,001- 750,000	3755
50,001- 60,000	640	750,001- 800,000	3930
60,001- 70,000	700	800,001- 850,000	4105
70,001- 80,000	760	850,001- 900,000	4280
80,001- 90,000	820	900,001- 950,000	4455
90,001- 100,000	880	950,001- 1,000,000	4630
100,001- 120,000	980	<b>And for every 100,000 or part thereof over 1 million</b>	<b>Add 250</b>
<b>1.1</b> Warrant for Conversion only, without building work			Fee is £100.00
<b>1.2</b> Warrant for Demolition only, with no immediate rebuild			Fee is £100.00
<b>1.3</b> Staged Building Warrant: the fee payable for stage one is to be calculated from the table above using the value of work for the entire completed building. Each subsequent stage is then subject to the amendment to warrant fee.			

<b>1.4 Disabled Adaptation Fee Exemption</b> - there is no fee for a building warrant where the work is to alter or extend a dwellinghouse to adapt it to make it suitable for a disabled person.	
<b>2 Application for Amendment of Warrant under 2004 Regulations</b>	
<b>2.1</b> Amendment where value of works is not increased by more than £5000	Fee is £50.00
Amendment is to a warrant for conversion	Fee is £50.00
Amendment is to a warrant for demolition	Fee is £50.00
<b>2.2</b> Amendment where value of works is increased by over £5000	Fee is calculated using the fee table in 1 above, with the cost increase used as the value of works i.e. if increase is £10,000, fee is £250
<b>Note: For an amendment to a warrant approved under the 1990 regulations refer to the old fee list available from our website or from our offices</b>	
<b>3 Application for a late Building Warrant</b> i.e. where work has commenced	
<b>3.1</b> Late 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 calculated in accordance with the table under Part 1
<b>3.2</b> Late application for demolition only	Fee is £125.00
<b>4 Discounted Warrant Fees – Updated as of 4 January 2009</b> You can reduce your application fee as detailed in 4.1 and 4.2 below	
<b>4.1</b> Submit along with your warrant application Certificates of Design – currently two such schemes are available (1) SER design of structure and (2) design of energy performance. You can discount your application by 10% for each certificate.* The discount applies to building warrant, late building warrant, completion without warrant. The discount also applies to an amendment of warrant where the cost of works is increased by over £5,000 i.e. where the fee in 2.2 above applies.	
<b>4.2</b> In addition to discount under 4.1 where either you notify us of the intention to use a Certifier of Construction, by completing the appropriate section on the building warrant application form, or where one or more such certificates are included with the submission of a 'Completion Certificate Where No Warrant Is Obtained', you can discount your application fee by 1%.* (Currently the only scheme available is for electrical installations). The discount applies to building warrant, late building warrant and completion certificate without warrant.	
* For example if the cost of works is £40,000, the normal fee is £520; if you include an SER (structural) certificate, the fee will be £468 (10% discount). If you have a certificate of design for energy, the fee will be £416 (20% discount). If you also confirm use of a Certifier of Construction you will only pay £410.80 (21% discount).	

<b>5 Completion Certificate Submitted where No warrant is obtained</b>	
<b>5.1</b> 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 calculated in accordance with the table in Part 1. Fee can be discounted as outlined in Section 4 when application includes a certificate of design and/or certificate(s) of construction.
<b>5.2</b> For the demolition of a building only	Fee is £125
<b>5.3</b> For conversion of a building only	Fee is £125
<b>6 Application for extension of the duration of a Building Warrant</b>	
Fee is £50.00 for 9 month period. (Further extensions may be agreed at discretion of Verifier)	

### IMPORTANT NOTES

- The fee you require to pay is based on estimated value of works excluding VAT.
- As noted below, the estimated value of works has to reflect true value and not necessarily actual cost.
- Please note that if your application involves the demolition and immediate rebuild on the site, the value of works must include the estimated cost of the demolition as well as the cost of the new build.
- Details of the Certifiers of Design scheme and Certifiers of Construction scheme can be found on the website of the Building Standards Division of the Scottish Government (<http://www.sbsa.gov.uk/certification/CurrentSchemes.htm>).
- If you obtain a discount by claiming the use of a Certifier of Construction and subsequently fail to provide the appropriate certificates on completion, you will be required to repay the discount obtained before any completion certificate is accepted.
- **Your attention is drawn to the guidance on calculating the value of works which is contained in the Procedural handbook produced by the Building Standards Division of the Scottish Government:**  
**“The applicant must use the normal market costs rather than any discounted costs which they might be able to achieve”**  
**“The verifier may check the amount by reference to established indices of building costs, for example the RICS Building Cost Information Surveys of Tender Prices”**



## Building Standards Fee List for Building Warrant Applications and Associated Procedures

**This leaflet provides details of the fees payable for applications for building warrant and amendment of warrant for the construction of a building or the provision of services, fittings and equipment in connection with a building and for applications for extension to warrant. It also details the fees payable for staged warrants and extensions to warrant.**

**This summarises the Fees Regulations which can be viewed in full on the Building Standards Division website [http://www.sbsa.gov.uk/proced\\_legislation/legis.htm](http://www.sbsa.gov.uk/proced_legislation/legis.htm)**

### GUIDANCE ON USING THIS LEAFLET

For a Building Warrant fee refer to Section 1, with reference to:

- Section 1.1 for a building warrant for conversion only
- Section 1.2 for a building warrant for demolition only
- Section 1.3 for a staged building warrant
- Section 1.4 for a building warrant for domestic disabled adaptation
- Section 4 for discounts

For an Amendment to Warrant fee refer to Section 2, with reference to:

- Section 2.2 for an amendment to a warrant for conversion only
- Section 2.3 if you are seeking an amendment to a warrant approved under the 1959 Act
- Section 4 for discounts

For a late Building Warrant refer to Section 3, with reference to Section 4 for discounts

For details of discounts that can apply refer to Section 4

For a fee for the submission of a Completion Without Warrant refer to Section 5 with reference to Section 4 for discounts

For a fee for an Extension to Warrant refer to Section 6