

Building Standards

Fee List for Building Warrant Applications



This leaflet summarises the fees payable for applications for all parts of the building warrant process.

The Building (Fees) (Scotland) Regulations 2024 as amended can be viewed on the Building Standards Division website: www.gov.scot/bsd

HOW THIS DOCUMENT IS SET OUT – PLEASE READ CAREFULLY

Section 1 - General guidance including how to obtain discounts to fees.

Tables 1 to 3 - Fees for building warrant applications based on value of work where work has not started (including guidance on discounts available).

Table 4 - Fees for other warrant types where work has not started.

Table 5 - Fees for amendments to warrant.

Table 6 - Fees for Late Warrants (where work has started but is not complete).

Table 7 - Fees for Completions without Building Warrant and fees for Extension to validity of a warrant.

SECTION 1 – GUIDANCE ON HOW TO RECEIVE A DISCOUNT ON YOUR APPLICATION

FEE 1.1 USING CERTIFIERS OF DESIGN

At present two Certifier of Design schemes are available, one relating to structural design (SER) and the other to energy performance (BRE/RIAS). To obtain a discount on your warrant fee you must use either or both in the design of your project and either submit their certificate(s) and details along with your warrant application or you must state in your application form that this will be done before the building warrant is granted.

- For projects valued at up to £100k a fixed discount is available for each certificate submitted.
- For projects valued at over £100k the discount is 10% of the total value of work for each certificate submitted (so use both and you save 20%).

The discounts available are listed the 3rd and 4th columns in Tables 1 to 3.

Note:- In addition to saving you money, using certifiers of design will assist in speeding up the processing of your warrant application.

1.2 USING CERTIFIERS OF CONSTRUCTION

At present two Certifier of Construction schemes are available, one relates to electrical installations (SELECT/ NICEIC) whilst the other relates to drainage, heating & plumbing works (SNIPEF). To obtain further discounts on your warrant fee you require to complete the relevant section in the warrant application form, use contractors who are scheme members, then ensure you provide the relevant Certificates of Construction with your completion certificate.

- For work up to £100k there is a fixed discount for each certificate to be submitted,
- For work above that value, the discount is 3% of value of works.

The discounts available are listed in the 5th and 6th columns in Tables 1 to 3.

GENERAL NOTES

The discounts can also be obtained when certification is included in a late application for warrant or the submission of a late completion certificate. The discount is applied to the whole fee.

The discounts in relation to both certificates of design and certificates of construction are based on the original warrant fee (before any discounting).

If we have agreed to accept a phased payment for a staged warrant application, the discounts above will apply to all the payments as long as the correct information was provided at the initial warrant stage.

The 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 is based on the increased value or work) and not the original fee.

Table 1- Fees payable where value of work is between £0 - £100,000

Value of work £	Building Warrant Fee (no discounts applied) £	Discount available for each Certificate of Design		Discount available for each Certificate of Construction	
		Structure Scheme	Energy Scheme	Electrical Installations Scheme	Drainage, Heating & Plumbing Scheme
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	456	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 – Fees payable where value of works is between £100,001 to £500,000

Value of work £	Building Warrant Fee (no discounts applied) £	Discount available for each Certificate of Design		Discount available for each Certificate of Construction	
		Structure Scheme	Energy Scheme	Electrical Installations Scheme	Drainage, Heating & Plumbing Scheme
100,001 -120,000	1,295	129.50	129.50	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

Table 3 – Fees payable where value of works is over £500,001

Value of work £	Building Warrant Fee (no discounts applied) £	Discount available for each Certificate of Design		Discount available for each Certificate of Construction	
		Structure Scheme	Energy Scheme	Electrical Installation Scheme	Drainage, Heating & Plumbing Scheme
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 -1,000,000	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

Table 4 - Other warrant fees where work has not started

4.1 Conversion only (no work involved)	Fee is £200.00
4.2 Demolition only	Fee is £200.00

Table 5 - Applications for amendment of warrant

5.1 Application for an amendment to building warrant	
5.1.1 Where total estimated value of work is unchanged or increased by less than £5,000.	Fee is £150.00
5.1.2 Where new total estimated cost increase by more than £5,000.	Fee is calculated from Table 1, 2 or 3 based on the increase. (i.e. difference between original estimate and revised estimate).
5.2 Application for amendment of warrant for a conversion or demolition (1 & 2 above)	Fee is £150.00

Table 6 - Where work has already started

6.1 Application for a Late Building Warrant	Fee is 200% of fee in Table 1 to 3 as appropriate based on value of works.
6.2 Application for Late Building Warrant for demolition only	Fee is £250.00

Table 7 – Miscellaneous Fees

7.1 Application for extension to validity of a warrant (where applied for prior to expiry – contact us to discuss in other cases).	Fee is £150.00
7.2 Submission of a Completion Certificate when no building warrant has been obtained for the works	Fee is 300% of fee in Table 1 to 3 as appropriate based on value of works.
7.3 Submission of a Completion Certificate when no building warrant has been obtained only for either a demolition or conversion	Fee is £400.00

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(某些時候，這些文件只會是概要式的翻譯)，請聯絡

Customer Service Centre 01738 475000

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Jeżeli chciałbyś lub ktoś chciałby uzyskać kopię owego dokumentu w innym języku niż język angielski lub w innym formacie (istnieje możliwość uzyskania streszczenia owego dokumentu w innym języku niż język angielski), Proszę kontaktować się z Customer Service Centre 01738 475000

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