

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 2025 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	210	45	45	25	25
5,001 - 5,500	231	55	55	25	25
5,501 - 6,000	252	55	55	25	25
6,001 - 6,500	273	55	55	25	25
6,501 - 7,000	294	55	55	25	25
7,001 - 7,500	315	55	55	25	25
7,501 - 8,000	336	55	55	25	25
8,001 - 8,500	357	55	55	25	25
8,501 - 9,000	378	55	55	25	25
9,001 - 9,500	399	55	55	25	25
9,501 - 10,000	420	55	55	25	25
10,001 - 11,000	443	65	65	30	30
11,001 - 12,000	466	65	65	30	30
12,001 - 13,000	489	65	65	30	30
13,001 - 14,000	512	65	65	30	30
14,001 - 15,000	535	65	65	30	30
15,001 - 16,000	558	75	75	35	35
16,001 - 17,000	581	75	75	35	35
17,001 - 18,000	604	75	75	35	35
18,001 - 19,000	627	75	75	35	35
19,001 - 20,000	650	75	75	35	35
20,001 - 30,000	728	100	100	40	40
30,001 - 40,000	806	100	100	40	40
40,001 - 50,000	884	100	100	40	40
50,001 - 60,000	962	120	120	42	42
60,001 - 70,000	1,040	120	120	42	42
70,001 - 80,000	1,118	120	120	42	42
80,001 - 90,000	1,196	120	120	42	42
90,001 - 100,000	1,274	120	120	42	42

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	1,402	140.20	140.20	42.06	42.06
120,001 -140,000	1,530	153.00	153.00	45.90	45.90
140,001 -160,000	1,658	165.80	165.80	49.74	49.74
160,001 -180,000	1,786	178.60	178.60	53.58	53.58
180,001 -200,000	1,914	191.40	191.40	57.42	57.42
200,001 -220,000	2,042	204.20	204.20	61.26	61.26
220,001 -240,000	2,170	217.00	217.00	65.10	65.10
240,001 -260,000	2,298	229.80	229.80	68.94	68.94
260,001 -280,000	2,426	242.60	242.60	72.78	72.78
280,001 -300,000	2,554	255.40	255.40	76.62	76.62
300,001 -320,000	2,682	268.20	268.20	80.46	80.46
320,001 -340,000	2,810	281.00	281.00	84.30	84.30
340,001 -360,000	2,938	293.80	293.80	88.14	88.14
360,001 -380,000	3,066	306.60	306.60	91.98	91.98
380,001 -400,000	3,194	319.40	319.40	95.82	95.82
400,001 -420,000	3,322	332.20	332.20	99.66	99.66
420,001 -440,000	3,450	345.00	345.00	103.50	103.50
440,001 -460,000	3,578	357.80	357.80	107.34	107.34
460,001 -480,000	3,706	370.60	370.60	111.18	111.18
480,001 -500,000	3,834	383.40	383.40	115.02	115.02

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	4,055	405.50	405.50	121.65	121.65
550,001 -600,000	4,276	427.60	427.60	128.28	128.28
600,001 -650,000	4,497	449.70	449.70	134.91	134.91
650,001 -700,000	4,718	471.80	471.80	141.54	141.54
700,001 -750,000	4,939	493.90	493.90	148.17	148.17
750,001 -800,000	5,160	516.00	516.00	154.80	154.80
800,001 -850,000	5,381	538.10	538.10	161.43	161.43
850,001 -900,000	5,602	560.20	560.20	168.06	168.06
900,001 -950,000	5,823	582.30	582.30	174.69	174.69
950,001 - 1,000,000	6,044	604.40	604.40	181.32	181.32
And for every £100,000 or part thereof, over £1 million	Add £315	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 £210.00
4.2 Demolition only	Fee is £210.00

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 £300.00

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 £500.00

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Customer Service Centre 01738 475000

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