



**AS OF  
5 JANUARY 2009**

# **BUILDING WARRANT FEES**

**BUILDING (SCOTLAND) ACT 2003**

**THE BUILDING (FEES) (SCOTLAND) REGULATIONS 2004**

The fee (before discounts – see below) for building warrant (other than late warrants – see below) for the construction of a building or for the provision of services, fittings or equipment in connection with a building (whether or not combined with a warrant for conversion or an application for demolition) is as per the table below. Please make cheques payable to Angus Council.

<b>Value of works £</b>	<b>Warrant Fee £</b>	<b>Value of works £</b>	<b>Warrant Fee £</b>
0-5,000	100	140,001-160,000	1180
5,001-5,500	115	160,001-180,000	1280
5,501-6,000	130	180,001-200,000	1380
6,001-6,500	145	200,001-220,000	1480
6,501-7,000	160	220,001-240,000	1580
7,001-7,500	175	240,001-260,000	1680
7,501-8,000	190	260,001-280,000	1780
8,001-8,500	205	280,001-300,000	1880
8,501-9,000	220	300,001-320,000	1980
9,001-9,500	235	320,001-340,000	2080
9,501-10,000	250	340,001-360,000	2180
10,001-11,000	265	360,001-380,000	2280
11,001-12,000	280	380,001-400,000	2380
12,001-13,000	295	400,001-420,000	2480
13,001-14,000	310	420,001-440,000	2580
14,001-15,000	325	440,001-460,000	2680
15,001-16,000	340	460,001-480,000	2780
16,001-17,000	355	480,001-500,000	2880
17,001-18,000	370	500,001-550,000	3055
18,001-19,000	385	550,001-600,000	3230
19,001-20,000	400	600,001-650,000	3405
20,001-30,000	460	650,001-700,000	3580
30,001-40,000	520	700,001-750,000	3755
40,001-50,000	580	750,001-800,000	3930
50,001-60,000	640	800,001-850,000	4105
60,001-70,000	700	850,001-900,000	4280
70,001-80,000	760	900,001-950,000	4455
80,001-90,000	820	950,001-1,000,000	4630
90,001-100,000	880		
100,001-120,000	980	And for every 100,000 or part thereof over 1 million	Add 250
120,001-140,000	1080		

Application for building warrant for conversion only, that is without any building work –	Fee is £100
Application for demolition only, that is where there are no immediate plans for rebuilding	Fee is £100
Application for amendment of warrant –	
<b>A</b> where the new total estimated value is less than the original, or is an increase of no more than £5,000 –	Fee is £50
<b>B</b> where the new total estimated value increases by more than £5,000 –	Fee is the amount for a building warrant of the same value. (That is, if the increase is £20,000, the fee will be £400)
Application for an amendment to warrant for demolition or conversion only –	Fee is £50
Application to extend the period of validity of a warrant –	Fee is £50
Where a late application for building warrant is made, or a completion certificate is submitted and there was no warrant obtained when there should have been, the fee is increased by 25% to cover the increased difficulty the verifier will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The resulting fees are detailed below.	
<b>Application for late building warrant, i.e. where work is already started –</b>	
<b>A</b> 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 in table of fees
<b>B</b> application for warrant for demolition only –	Fee is £125
<b>Submission of a completion certificate where no warrant was obtained for –</b>	
<b>A</b> the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or demolition) –	Fee is the same as for a late application for building warrant of the same value of works, that is 125% of the fee in table of fees
<b>B</b> application for demolition only, or for conversion only –	Fee is £125
<b>Note</b> – There is no fee for completion certificates registered by a local authority in relation to enforcement notices, even though these are in effect late submissions without a warrant.	

#### 1 Discounts – Certificates of Design

A warrant fee is discounted where certificates from approved certifiers of design are presented, as below –

- where one or more such certificates are presented with a warrant application, by –
- 10% for each certificate that covers the whole of any section of the functional standards, and 1% for each certificate covering a single item in any such section, up to a maximum of 5% for any one section;

all subject to a maximum discount of 60% of the warrant fee.

Note that the discounts apply where a late application for warrant is made. The discount is applied to the whole fee. Discounts also apply to the stages in a staged warrant where the discount is on the fee for the amendment of warrant (which in staged warrants should take account of the increased value of the work).

The fee payable in respect of an application for amendment of a building warrant may only be discounted where the estimated value of the additional work exceeds £5,000.

#### 2 Discounts – Certificates of Construction

- a** When submitting an application for a building warrant, an applicant informs the verifier in writing that the applicant intends to present a specified number of certificates from an approved certifier of construction to the verifier with the completion certificate.
- b** A completion certificate is submitted as provided for in regulation 3(1)(b) and is accompanied by one or more certificates of construction.

The fee payable for the building warrant is to be discounted by an amount calculated in accordance with paragraphs (3) to (5).

#### 3 Subject to paragraphs (4) and (5), the discount is an amount equivalent to 1% of the fee payable for –

- a** each certificate which the applicant has informed the verifier is to be presented under paragraph 2(a); or
- b** each certificate presented under paragraph 2(b).

#### 4 Where the applicant –

- a** Informs the verifier under paragraph 2(a) that the applicant intends to present; or
- b** Presents under paragraph 2(b),

one certificate covering the construction of the entire building, the amount of discount is an amount equivalent to 20% of the fee payable.

#### 5 In no case shall the discounts applicable by virtue of this regulation exceed 20% of the fee payable in respect of the application or submission, as the case may be.

#### 6 Where the fee for an application has been discounted by virtue of paragraph (2) but one or more certificates of construction are not subsequently presented with the completion certificate, the fee that would otherwise have been payable becomes due.