

BUILDING WARRANT FEES as of 1 April 2024

The fees and discounts available for building warrants 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 following tables. (Note that the fees for late building warrant and completion certificates where no warrant was obtained are subject to higher level of fees).



Table 1: Table of fees – Value of works between £0 - £100,000

| Value of work up to £100,000 | Building Warrant Fee (no discounts applied) | Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work up to £100,000) | | | |
|------------------------------|---|--|---------------------------|--|--|
| | | Certificates of design (discount provided/certificate) | | Certificates of Construction (discount provided/certificate) | |
| | | Building Structure Scheme (SER) | Energy Scheme (BRE, RIAS) | Electrical Installations Scheme (NICEIC, SELECT) | Drainage, Heating and Plumbing Scheme (SNIPEF) |
| £ | £ | | | | |
| 0–5,000 | 200.00 | 40.00 | 40.00 | 20.00 | 20.00 |
| 5,001–5,500 | 219.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 5,501–6,000 | 238.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 6,001–6,500 | 257.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 6,501–7,000 | 276.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 7,001–7,500 | 295.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 7,501–8,000 | 314.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 8,001–8,500 | 333.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 8,501–9,000 | 352.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 9,001–9,500 | 371.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 9,501–10,000 | 390.00 | 50.00 | 50.00 | 20.00 | 20.00 |
| 10,001–11,000 | 412.00 | 60.00 | 60.00 | 25.00 | 25.00 |
| 11,001–12,000 | 434.00 | 60.00 | 60.00 | 25.00 | 25.00 |
| 12,001–13,000 | 456.00 | 60.00 | 60.00 | 25.00 | 25.00 |
| 13,001–14,000 | 478.00 | 60.00 | 60.00 | 25.00 | 25.00 |
| 14,001–15,000 | 500.00 | 60.00 | 60.00 | 25.00 | 25.00 |
| 15,001–16,000 | 522.00 | 70.00 | 70.00 | 30.00 | 30.00 |
| 16,001–17,000 | 544.00 | 70.00 | 70.00 | 30.00 | 30.00 |
| 17,001–18,000 | 566.00 | 70.00 | 70.00 | 30.00 | 30.00 |
| 18,001–19,000 | 588.00 | 70.00 | 70.00 | 30.00 | 30.00 |
| 19,001–20,000 | 610.00 | 70.00 | 70.00 | 30.00 | 30.00 |
| 20,001–30,000 | 681.00 | 90.00 | 90.00 | 35.00 | 35.00 |
| 30,001–40,000 | 752.00 | 90.00 | 90.00 | 35.00 | 35.00 |
| 40,001–50,000 | 823.00 | 90.00 | 90.00 | 35.00 | 35.00 |
| 50,001–60,000 | 894.00 | 110.00 | 110.00 | 40.00 | 40.00 |
| 60,001–70,000 | 965.00 | 110.00 | 110.00 | 40.00 | 40.00 |
| 70,001–80,000 | 1,036.00 | 110.00 | 110.00 | 40.00 | 40.00 |
| 80,001–90,000 | 1,107.00 | 110.00 | 110.00 | 40.00 | 40.00 |
| 90,001–100,000 | 1,178.00 | 110.00 | 110.00 | 40.00 | 40.00 |

Table 1b: Table of fees – Value of works £100,001 and above

| Value of work £100,001 and above | Building Warrant Fee (no discounts applied) | Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,001 and above) | | | |
|--|---|--|---------------------------------|--|--|
| | | Certificates of design (10% discount/certificate) | | Certificates of Construction (3% discount/certificate) | |
| | | Building Structure Scheme (SER) | Energy Scheme (BRE, RIAS) | Electrical Installations Scheme (NICEIC, SELECT) | Drainage, Heating and Plumbing Scheme (SNIPEF) |
| £ | £ | | | | |
| 100,001- 120,000 | 1,295.00 | 129.50 | 129.50 | 38.85 | 38.85 |
| 120,001- 140,000 | 1,412.00 | 141.20 | 141.20 | 42.36 | 42.36 |
| 140,001- 160,000 | 1,529.00 | 152.90 | 152.90 | 45.87 | 45.87 |
| 160,001- 180,000 | 1,646.00 | 164.60 | 164.60 | 49.38 | 49.38 |
| 180,001- 200,000 | 1,763.00 | 176.30 | 176.30 | 52.89 | 52.89 |
| 200,001- 220,000 | 1,880.00 | 188.00 | 188.00 | 56.40 | 56.40 |
| 220,001- 240,000 | 1,997.00 | 199.70 | 199.70 | 59.91 | 59.91 |
| 240,001- 260,000 | 2,114.00 | 211.40 | 211.40 | 63.42 | 63.42 |
| 260,001- 280,000 | 2,231.00 | 223.10 | 223.10 | 66.93 | 66.93 |
| 280,001- 300,000 | 2,348.00 | 234.80 | 234.80 | 70.44 | 70.44 |
| 300,001- 320,000 | 2,465.00 | 246.50 | 246.50 | 73.95 | 73.95 |
| 320,001- 340,000 | 2,582.00 | 258.20 | 258.20 | 77.46 | 77.46 |
| 340,001- 360,000 | 2,699.00 | 269.90 | 269.90 | 80.97 | 80.97 |
| 360,001- 380,000 | 2,816.00 | 281.60 | 281.60 | 84.48 | 84.48 |
| 380,001- 400,000 | 2,933.00 | 293.30 | 293.30 | 87.99 | 87.99 |
| 400,001- 420,000 | 3,050.00 | 305.00 | 305.00 | 91.50 | 91.50 |
| 420,001- 440,000 | 3,167.00 | 316.70 | 316.70 | 95.01 | 95.01 |
| 440,001- 460,000 | 3,284.00 | 328.40 | 328.40 | 98.52 | 98.52 |
| 460,001- 480,000 | 3,401.00 | 340.10 | 340.10 | 102.03 | 102.03 |
| 480,001- 500,000 | 3,518.00 | 351.80 | 351.80 | 105.54 | 105.54 |

| | | | | | |
|--|----------|------------|------------|-----------|-----------|
| 500,001-550,000 | 3,720.00 | 372.00 | 372.00 | 111.60 | 111.60 |
| 550,001-600,000 | 3,922.00 | 392.20 | 392.20 | 117.66 | 117.66 |
| 600,001-650,000 | 4,124.00 | 412.40 | 412.40 | 123.72 | 123.72 |
| 650,001-700,000 | 4,326.00 | 432.60 | 432.60 | 129.78 | 129.78 |
| 700,001-750,000 | 4,528.00 | 452.80 | 452.80 | 135.84 | 135.84 |
| 750,001-800,000 | 4,730.00 | 473.00 | 473.00 | 141.90 | 141.90 |
| 800,001-850,000 | 4,932.00 | 493.20 | 493.20 | 147.96 | 147.96 |
| 850,001-900,000 | 5,134.00 | 513.40 | 513.40 | 154.02 | 154.02 |
| 900,001-950,000 | 5,336.00 | 533.60 | 533.60 | 160.08 | 160.08 |
| 950,001-1,000,000 | 5,538.00 | 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 |

1.2 Application for building warrant for conversion only, that is without any building work –

Fee is £200.

1.3 Application for demolition only, that is where there are no immediate plans for rebuilding –

Fee is £200.

1.4 Application for amendment of Warrant –

a. where the new total estimated value is less than the original or is an **increase of no more than £5,000 –**

Fee is £150.

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 as the increase. (That is, if the increase is £20,000, the fee will be £610).

1.5 Application for an amendment to warrant for demolition or conversion only –

Fee is £150.

1.6 Application to extend the period of validity of a warrant –

Fee is £150.

1.7 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 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.

1.8 Application for late building warrant, i.e. where work is already started –

a. 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 200% of the fee in tables of fees above.

b. application for warrant for demolitions only - Fee is £250.

1.9 Submission of a completion certificate where no warrant was obtained for –

a. the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for demolition) –

Fee is 300% of the fee in tables of fees above.

b. application for warrant for demolitions only or for conversion only – Fee is £400.

1.10. A warrant fee is discounted where certificate(s) from approved certifiers of design are presented with a warrant application, or before the building warrant is granted, as below:

- 10% (or the fixed levels of discounts for values of work up to £100,000, indicated in the tables above) for each certificate that covers the whole of any section of the functional standards, and/or

- The Building (Fees) (Scotland) Regulations 2004 allows for a 1% discount 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. However, it should be noted that there are currently no approved certifier of design schemes that cover single items

within a section of the building standards.

When a local agreement is in place between the verifier and the applicant for phased payment of the warrant fee, the discount should be due on all the payments, provided a certificate was submitted with, or the intended use confirmed on, the warrant application form.

Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted. The discount is based on the value of works, as noted in table 1a and 1b. A worked example is provided below for a late building warrant with a value of work £52,000.

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 will take into account any increased value or work) and not the original fee.

1.11. A warrant fee is also discounted where it is stated at warrant application stage that one or more certificates from an approved certifier of construction will be presented with a completion certificate, as below:

- 3% (or the fixed levels of discount for values of work up to £100,000) for each certificate covering an approved scheme or

- 20% for a single certificate covering the construction of the entire building all subject to a maximum discount of 20%.

Except when accompanying a late completion certificate, a discount is

only applicable where a verifier has been informed of the intention to use the approved certifier of construction at warrant application stage, including late warrant applications.

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

Important notes

- i) The warrant/amendment fee payable is based on estimated value of works excluding VAT.
- ii) As noted below, the estimated value of works has to reflect true value and not necessarily actual cost.
- iii) This is an extract from 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"
- iv) 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.
- v) 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
- vi) If you claim a discount by for the use of Certifier(s) of Construction and subsequently fail to provide the appropriate certificates on completion, you will be required to repay the discount you obtained before any completion certificate is accepted.
- vii) Disabled adaptation fee does not apply for disabled people in general, it only applies to domestic works specifically to make it suitable for use by a disabled person.

How to pay:

Online through the Angus Council Building Standards payment system:

https://www.angus.gov.uk/planning_and_building/building_standards/building_warrants?page_id=1500#item-details

Online through the EBuildingStandards.scot website when making an application:

<https://www.ebuildingstandards.scot/eBuildingStandardsClient/default.aspx>

For other payment options please email BSProcessing@angus.gov.uk for advice.

Contact our ACCESSLine on 03452 777 778 -If you want this document translated into Chinese, Urdu, Hindi, Punjabi or Gaelic, or in large print, audio or braille; -Would like a telephone interpretation service; -Require alternative formats such as large print, audio or braille. If you are deaf or hard of hearing, use text relay on 18001 + 03452 777 778 (ACCESSLine) or learn about the British Sign Language interpreting service for public authorities at contact SCOTLAND.