

**Fee types**

There are two fee types:

1. Fixed fee. This fee covers projects where the costs are easily identified before application, or where an average rate is appropriate. The amount is fixed. No additional costs will be charged by New Plymouth District Council (NPDC) in regard to the fee quoted.
2. Base fee. The base fee is based on the anticipated costs for the project and is non-refundable.

In some cases actual costs of a project may exceed the estimated base fee, due to external or specialist inputs, amendments, additional information submitted, application complexity, inspection complexity or additional inspections undertaken.

At the end of a project, if the actual costs have significantly exceeded the base fee, an invoice for the additional costs will be sent and are required to be paid prior to issue of a code compliance certificate.

Cancellations

When an application is withdrawn before the consent is issued and fees are outstanding, an invoice for the work completed to date will be sent to the fee payer.

If an application is withdrawn after the consent is issued, a refund will be sent to the payer for monies not used by the activities to date.

Payment of fees

The total fee and levies applicable will be asked for when you submit your application. We would appreciate that this is paid when applications are lodged, however if the applicant is not responsible for the cost an invoice can be sent to the owner when the consent is ready to be issued and must be paid in full when the consent is picked up.

Extra inspections or re-inspections will be invoiced at the end of the project and are required to be paid prior to the issue of a code compliance certificate.

- A reduced application fee may be set by the Manager Building (Building Lead) where unusual circumstances or the characteristics of the application would make it inappropriate to charge the normal fixed or base fee.
- Where an application belongs within a higher fee category, additional fees will be required to be paid before the continuation of processing. This will apply when work is undervalued. The estimated value of the finished work will be used.
- Where an application falls within more than one fee category, the higher fee category will apply.
- Non-payment of fees or the invoiced additional processing costs will result in processing or inspections being suspended unless alternative payment arrangements have been formally agreed.

A typical calculation of the fee you are to pay can be done using this formula:

Value of work is \$20,444 or under

- base fee for category + Accreditation Levy.

Value of work is over \$20,444

- base fee for category + DBH Levy + BRANZ Levy + Accreditation Levy.

Table 1 – Building consent process (building consent and project information memorandum inclusive)

Note: unless otherwise specified, for uses that fall into more than one category, the higher cost category applies.

Scale code and category	Total base fee
Dwellings – new and additions	
RES1 < \$15,000	\$756.00
RES2 \$15,000 < \$25,000	\$1,197.00
RES3 \$25,000 < \$80,000	\$1,576.00
RES4 \$80,000 < \$130,000	\$2,576.00
RES5 \$130,000 < \$250,000	\$3,434.00
RES6 > \$250,000+	\$4,372.00
Includes attached garages and any external buildings used for habitation. It also includes any component that is part of the building at the time of construction, e.g. decks, pergolas. Note: an addition is building work that results in an increase of the size of the footprint and/or the building envelope.	
Community, Commercial and Industrial – new and additions	
COM1 < \$15,000	\$794.00
COM2 \$15,000 < \$25,000	\$1,092.00
COM3 \$25,000 < \$80,000	\$2,586.00
COM4 \$80,000 < \$130,000	\$3,384.00
COM5 \$130,000 < \$250,000	\$5,698.00
COM6 \$250,000+	\$6,878.00
Includes all community, commercial and industrial buildings, plus ancillary/external works \$100,000 or greater. Note: an addition is building work that results in an increase of the size of the footprint and/or the building envelope.	

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Scale code and category	Total base fee
Outbuildings – new and additions	
OUT1 Minor buildings 1	\$611.00
OUT2 Minor buildings 2, other works < \$15,000	\$648.00
OUT3 \$15,000 < \$25,000	\$940.00
OUT4 \$25,000+	\$1,337.00
Includes non-habitable buildings in all areas, e.g. conservatories, sheds, detached garages, carports, glass/shade houses, barns, etc.	
Minor buildings: 1. Sheds up to 15m ² in area, conservatory on existing slab; 2. Carports, other conservatories.	
Farm shed exemption	\$166.00
Milking sheds	
COW1	\$1,853.00
Buildings – alterations (includes plumbing and drainage)	
ALT0 < \$4,000	\$601.00
ALT1 \$4,000 < \$7,000	\$664.00
ALT2 \$7,000 < \$20,000	\$1,086.00
ALT3 \$20,000+	\$1,229.00
Buildings – relocation	
MOVE	\$1,240.00
Relocation refers to the placement of a building onto a new site. Relocation includes placement on new foundations, reinstatement of the original structure and connection to an existing sewer or on-site wastewater treatment system. It does not include any alterations or additions to the original structure. For any such alterations or additions, the relevant additional fee will apply.	
Buildings – demolition or removal	
DEMR Residential or rural	\$420.00
DEMO Other	\$494.00
Note: detached dwelling, no more than three stories high, removed off-site or being demolished does not require a building consent. The appropriate application forms for disconnecting reticulation services need to be completed and submitted.	
Ancillary and external works	
ANC1 < \$5,000	\$611.00
ANC2 \$5,000 < \$15,000	\$664.00
ANC3 \$15,000 < \$100,000	\$942.00
Ancillary and external works can be joined to, or separate from, a building, are constructed subsequent to or separate from the building and are non-habitable. Note: where an ancillary or external work is constructed as part of the construction of a building, it is incorporated into that consent and costs are assessed accordingly. Ancillary and external works include minor works such as signs, fences and pergolas; other works such as decks, retaining walls and in-ground swimming pools. Note: for ancillary/external works \$100,000 or greater, refer to the 'Community, Commercial and Industrial – new and additions' fee category.	
Log fires	
FIR1 Inbuilt or with plumbing	\$469.00
FIR2 Freestanding without plumbing	\$352.00



Scale code and category	Total base fee
Solar water heating installation SH2 Solar water heater only	\$352.00
Buildings - minor plumbing and drainage Minor plumbing and drainage only (value less than \$4,000)	\$398.00
Buildings and structures – temporary (includes marquees, grandstands, etc.) TEMP	\$392.00
Certificate of acceptance	1.75 x base fee for the relevant building consent

Table 2 - Additional fees and charges

Activity	Charge
Levies	
Building research levy: <ul style="list-style-type: none"> Estimated value of work under \$20,000 Values \$20,000 and over 	<p>Nil</p> <p>\$1.00 per \$1,000 building work</p>
Department of Building and Housing levy: <ul style="list-style-type: none"> Estimated value of work under \$20,444 Values \$20,444 and over Accreditation levy (applies to all Building Consents) 	<p>Nil</p> <p>\$1.75 per \$1,000 building work</p> <p>\$1.80 per \$1,000 building work</p>
Costs for additional staff time (hourly rates for the Processing Team have been rationalised into a single administrative and single technical hourly rate) <ul style="list-style-type: none"> Development Engineer Administration Technical Building inspection <p>Costs for engineering review or other professional services not available in-house</p>	<p>\$213.00 per hour</p> <p>\$149.00 per hour</p> <p>\$176.00 per hour</p> <p>\$197.00 per inspection</p> <p>Actual cost plus 10%</p>
Other Natural Hazards (s71 Building Act 2004) Building over boundary (s75 Building Act 2004) Application for waiver Certificate for public use Cancellation of building consent. NPDC will determine processing and administration costs and provide a refund for unused monies or invoice for additional costs. Sale of alcohol building certificate Inactive consents (building consent more than five years old since date of issue) Extension of time for a building consent	<p>\$363.00 fixed fee</p> <p>\$363.00 fixed fee</p> <p>\$144.00 fixed fee</p> <p>\$149.00 fixed fee</p> <p>\$293.00 fixed fee</p> <p>\$350.00 fixed fee</p> <p>\$53.00 fixed fee</p>
Separate Project Information Memorandum (PIM) application (not applied for with building consent) Dwellings and relocations Community/commercial/industrial Outbuildings, milking sheds, alterations, demolition, ancillary and external works	<p>\$319.00 base fee</p> <p>\$548.00 base fee</p> <p>\$233.00 base fee</p>
Compliance Schedule and Building Warrant of Fitness New compliance schedule (includes preliminary compliance schedule and building statement of fitness) New building warrant of fitness Changes to compliance schedule Feature installation only Building warrant of fitness audit (high, medium and low risk)	<p>\$330.00 plus \$78.00 per fixed fee</p> <p>\$68.00</p> <p>\$255.50 plus \$78.00 per feature fixed fee</p> <p>\$262.00</p> <p>At cost</p>

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Activity	Charge
<p>IQP Approval</p> <p>Approval \$431.00</p> <p>Re-approval \$431.00</p>	
<p>Documents lodged with NPDC for record purposes</p>	<p>\$1.60 per A4 sheet \$3.30 per A3 sheet \$6.20 per A2 sheet \$13.10 per A1 sheet</p>
<p>Inspections</p> <p>Late cancellation of inspection (less than 24 hours) \$59.00</p>	
<p>Change of use (assessment and record of) \$154.00 base fee</p>	
<p>Application for exemptions</p> <p>Bulk exemption. A bulk exemption may be applied for where an activity is carried out on a regular basis in a consistent manner that meets prescribed standards (e.g. specific types of marquees used for private functions) \$159.00</p> <p>One-offs \$63.00</p> <p>Unrecorded/unpermitted works registration \$63.00</p>	
<p>Swimming pool compliance</p> <p>Re-inspection \$103.00</p> <p>Registration and audit inspection \$135.00 every three years</p>	
<p>Compliance action</p> <p>Compliance action includes but not limited to inspections At cost</p>	
<p>Amusement devices</p> <p>Application to operate an amusement device \$11.50</p>	
<p>Development Contributions (refer to the Policy on Development Contributions in the Long-Term Plan 2021-2031)</p> <p>Required if a development increases demand on stormwater, water or road assets, or increases demand for community facilities and is a new residential, commercial, retail or industrial development.</p> <p>Development contributions must be paid before the code compliance certificate is issued or within 180 days of granting consent, whichever happens first.</p> <p>GST is included unless otherwise stated</p>	