

BUILDING SERVICES

Fees & Charges

In terms of the Building Act, these fees are effective 1 July 2019.
All fees and charges shown are GST inclusive unless indicated.



Building Services charges listed below are imposed under the Building Act 2004 to recover the cost to Palmerston North City Council for processing applications, undertaking inspections and related work.

FIXED FEES

WORK TYPE		Fixed building consent fee (excludes PIM) from 1 July 2019
DEMOLITIONS		
The demolition fixed fee contains all fees applicable, however a refundable asset bond may be taken additionally to the fixed fee.		
K1	Residential - Demolition/Removal of existing residential building or outbuilding. Separate consent required to replace.	\$703
K2	Commercial - Demolition/Removal of existing commercial building. Separate consent required to replace.	\$794
CONSERVATORIES		
N	Conservatory (proprietary) - Conventional construction placed on existing deck or platform only. No Foundations included.	\$668
FAST-TRACK MINOR CONSENTS *SEE NOTE 1		
F1	Freestanding Solid Fuel Heater (Approved customers only)	\$544
F2	Inbuilt Solid Fuel Heater (Approved customers only)	\$740
F3	Proprietary Garage (Approved customers only)	\$1,142
PROJECT INFORMATION MEMORANDUM (FIXED FEE WORK)		
PIM Fixed Fee Work		\$122

Note:

- An "approved customer" must be pre-approved by Palmerston North City Council Building Services. An "approved customer" are those who submit applications with agreed construction parameters utilising a refined method, to Council's satisfaction.

DEPOSITS: APPLICATIONS WHERE A PIM & BUILDING CONSENT FEE DEPOSIT APPLY

Unless there is prior agreement for them to be invoiced, deposits are payable at the time the application is lodged. Total fees will be determined at the time the consent is granted and unless there is prior agreement for them to be invoiced, the outstanding balance is payable before a Building Consent and/or Project Information Memorandum (PIM) (if requested) is issued. The total fee will include officer's time per hour and consent specific costs such as a Structural Engineer, the Fire and Emergency New Zealand and any other costs.

WORK TYPE		Building consent deposit from 1 July 2019
NEW RESIDENTIAL BUILDINGS		
O1	\$0 - \$100,000	\$600
O2	\$100,001 - \$200,000	\$656
O3	Above \$200,000	\$722

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DEPOSITS: APPLICATIONS WHERE A PIM & BUILDING CONSENT FEE DEPOSIT APPLY

WORK TYPE	Building consent deposit from 1 July 2019	
RESIDENTIAL ADDITIONS AND ALTERATIONS * SEE NOTE 2		
P0	Out buildings designed to NZS3604	\$516
P1	\$0 - \$5,000 (amendment made to this category to include freestanding and inbuilt fire places, as from 17 June 2013)	\$297
P2	\$5,001 - \$20,000	\$383
P3	\$20,001 - \$100,000	\$516
P4	\$100,001 - \$200,000	\$600
P5	\$200,001 - \$500,000	\$720
P6	\$500,001 - \$1,000,000	\$961
P7	Above \$1,000,000	\$1,201
NEW COMMERCIAL BUILDINGS		
Q1	Under \$100,000	\$516
Q2	\$100,001 - \$200,000	\$600
Q3	\$200,001 - \$500,000	\$722
Q4	\$500,001 - \$1,000,000	\$961
Q5	Above \$1,000,000	\$1,201
COMMERCIAL ADDITIONS & ALTERATIONS		
R1	\$0 - \$5,000	\$299
R2	\$5,001 - \$20,000	\$383
R3	\$20,001 - \$100,000	\$516
R4	\$100,001 - \$200,000	\$600
R5	\$200,001 - \$500,000	\$722
R6	\$500,001 - \$1,000,000	\$961
R7	Above \$1,000,000	\$1,201
COMMERCIAL SIGNS		
M2	Signs Other (Commercial)	\$457
PROJECT INFORMATION MEMORANDUM (DEPOSIT WORK)		
PIM Deposit Work (deposit taken and work on PIM charged at hourly rate for officers)		\$111

Note:

- Includes carports, sheds, garages, grease trap installation, removing an interior wall, constructing a conservatory (proprietary) placed on new deck/foundations, installing an exterior wall/window, storm water drain, WC/shower, hot water cylinder/solar heating system, on site effluent disposal field and continuous flow hot water heater.

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OTHER FEES

The fees in this table are processing fees for the applications listed under "Work Type"

WORK TYPE	Building consent fee/deposit from 1 July 2019
PRIVATE BUILDING CONSENT AUTHORITIES	
BCA Filing Fee	\$105
WARRANT OF FITNESS AND COMPLIANCE SCHEDULES	
Annual Building Warrant of Fitness Renewal	\$95
New Compliance Schedule	\$176
Alteration to existing compliance schedule	\$113
Building Warrant of Fitness Site Audit/Reinspections	\$193 per inspection
IQP Registration (for new IQP's)	\$388
IQP Renewal (annual)	\$108
Copy of IQP's list	\$35
ENGINEERING CHECKING	
Structural Engineering Checking	As charged by the consultant engineer - actual cost
Fire Engineering Checks sent to Fire and Emergency New Zealand	As charged by Fire and Emergency New Zealand - actual cost
ADVISORY SERVICE	
Applies where staff provide information in response to customer queries	
<ul style="list-style-type: none">• For queries received by Front of House staff - no cost for an individual enquiry up to 30 min (whether in person or in writing), where an individual enquiry is for a period longer than 30 min, charged at costs based on the relevant officer's hourly rate• For enquiries received by staff not based at Front of House - to be charged at cost based on relevant officer's hourly rate	
PRE LODGEMENT VETTING	
Applies where staff vet information prior to the lodgement of an application	Charged at the relevant officer's hourly rate

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WORK TYPE	Building consent fee/deposit from 1 July 2019
OTHER FEES	
Code Compliance Certificate - Residential	\$151
Code Compliance Certificate - Commercial	\$488
Standard Building Inspection	\$193 per inspection
Third Party Report	\$550
Section 72 certificate condition	\$674
Section 75 certificate condition	\$744
Application to extend building consent time frames	\$84
Exempt Building Work (schedule 1 (2))	\$110 deposit then billed at relevant officer's hourly rate
Exempt Building Work (schedule 1 excludes (2) - residential)	\$210
Exempt Building Work (schedule 1 excludes (2) - commercial)	\$290
Licensed building practitioner registration - additional fee for all restricted building work projects	\$143
Amendment to a Building Consent	\$110 deposit then billed at relevant officer's hourly rate
Certificate of Acceptance	\$637 non refundable lodgement fee then billed at relevant officer's hourly rate plus any inspections, planning checks etc.
Certificate of Public Use	\$110 deposit then billed at relevant officer's hourly rate plus any inspections
Waiver and Modifications	At cost of relevant officer's hourly rate
BCA Accreditation Fee (per \$1,000 of project value)	\$1.51
SCANNING	
Scanning Fee, Digital storage and File Management Fee for Building Consent Applications - refer Note 3 (for all applications other than fixed fee applications)	
A0, A1, A2	\$3.75/page
A3, A4	\$2.25/page

Note:

- The scanning, digital storage and file management fee will not be charged against those building consent applications and/or additional information lodged for processing subject to the Online Building Consent System being operational and the application being submitted in a format that meets Council's requirements.

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ONLINE CONSENTING SERVICE CHARGE AND SYSTEM IMPLEMENTATION CHARGE (REFER NOTE 4)

The Online Consenting Charge is a charge to use the online system. The System Implementation Charge is to recover the cost Council has incurred in implementing the online system.

WORK TYPE	Online consenting service charge from 1 July 2019	System implementation charge (refer note 5) from 1 July 2019
ALL APPLICATION TYPES		
Value of work less than \$125,000	\$86	\$16
Value of work more than \$125,000 up to \$2.5m	0.0748%	\$54
Value of work more than \$2.5m	\$1,868	\$66

Note:

4. The fee for online consenting service and system implementation will be charged against all applications processed by Council.
5. The System Implementation fee will only be charged for 5 years from the implementation date of the online system, being 28 June 2017.

Additional to the charges prescribed by the Palmerston North City Council are levies imposed by the Building Research Association of New Zealand (BRANZ) and the Ministry of Business Innovation and Employment (MBIE) on all building consents that have a building work value of \$20,000 or more. BRANZ levies contribute to the cost of testing and certifying building materials for use while MBIE levies contribute to the cost of Building Consent administration at the National level.

CURRENT LEVIES (SUBJECT TO CHANGE WITHOUT NOTICE) ARE:

Building (MBIE) levies (per \$1,000 of project value)	\$2.01
BRANZ levies (per \$1,000 of project value) (No GST)	\$1.00

CHARGES FOR EARTHQUAKE-PRONE BUILDING (EPB) MATTERS

These Charges are to recover the cost Council has incurred in implementing the legislative requirements under the Building (Earthquake-prone Buildings) Amendment Act 2016.

EARTHQUAKE-PRONE BUILDINGS (FROM 1 JULY 2019)

Extension of time	\$345
Determine Earthquake rating	\$1,125
Exemption	\$345
Alterations to EPB (added to building consent fees & charges)	\$495

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CHARGES FOR COUNCIL STAFF

The following hourly rates for Council Officers will be charged for the processing of consents which do not have a set fee.

COUNCIL OFFICER'S HOURLY RATES (FROM 1 JULY 2019)

Team Leader - Building	\$202
Senior Plumbing and Drainage Officer and Advanced Building Officer	\$202
Building Officer	\$184
Senior Planning Officer	\$197
Planning Officer/Graduate Planning Officer	\$184
Monitoring and Enforcement Officer	\$165
Principal Environmental Health Officer	\$199
Environmental Health Officer	\$178
Environmental Officer (By-laws)	\$161
Senior Business Support Officer	\$160
Division Head	\$215
General Manager	\$234
Technical and professional staff from other parts of Council	\$184
Administration/Committee Administration Staff	\$114