

## Building (Scotland) Act 2003, Building Standards & Safety Statutory Warrant Fees (From 1st July 2017)

**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	150	30	30	15	15
5,001 - 5,500	169	40	40	15	15
5,501 - 6,000	188	40	40	15	15
6,001 - 6,500	207	40	40	15	15
6,501 - 7,000	226	40	40	15	15
7,001 - 7,500	245	40	40	15	15
7,501 - 8,000	264	40	40	15	15
8,001 - 8,500	283	40	40	15	15
8,501 - 9,000	302	40	40	15	15
9,001 - 9,500	321	40	40	15	15
9,501 - 10,000	340	40	40	15	15
10,001 - 11,000	359	50	50	20	20
11,001 - 12,000	378	50	50	20	20
12,001 - 13,000	397	50	50	20	20
13,001 - 14,000	416	50	50	20	20
14,001 - 15,000	435	50	50	20	20
15,001 - 16,000	454	60	60	25	25
16,001 - 17,000	473	60	60	25	25
17,001 - 18,000	492	60	60	25	25
18,001 - 19,000	511	60	60	25	25
19,001 - 20,000	530	60	60	25	25
20,001 - 30,000	593	80	80	30	30
30,001 - 40,000	656	80	80	30	30
40,001 - 50,000	719	80	80	30	30
50,001 - 60,000	782	100	100	35	35
60,001 - 70,000	845	100	100	35	35
70,001 - 80,000	908	100	100	35	35
80,001 - 90,000	971	100	100	35	35
90,001 - 100,000	1034	100	100	35	35

**Table 2 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	1,137	113.70	113.70	34.11	34.11
120,001 - 140,000	1,240	124.00	124.00	37.20	37.20
140,001 - 160,000	1,343	134.30	134.30	40.29	40.29
160,001 - 180,000	1,446	144.60	144.60	43.38	43.38
180,001 - 200,000	1,549	154.90	154.90	46.47	46.47
200,001 - 220,000	1,652	165.20	165.20	49.56	49.56
220,001 - 240,000	1,755	175.50	175.50	52.65	52.65
240,001 - 260,000	1,858	185.80	185.80	55.74	55.74
260,001 - 280,000	1,961	196.10	196.10	58.83	58.83
280,001 - 300,000	2,064	206.40	206.40	61.92	61.92
300,001 - 320,000	2,167	216.70	216.70	65.01	65.01
320,001 - 340,000	2,270	227.00	227.00	68.10	68.10
340,001 - 360,000	2,373	237.30	237.30	71.19	71.19
360,001 - 380,000	2,476	247.60	247.60	74.28	74.28
380,001 - 400,000	2,579	257.90	257.90	77.37	77.37
400,001 - 420,000	2,682	268.20	268.20	80.46	80.46
420,001 - 440,000	2,785	278.50	278.50	83.55	83.55
440,001 - 460,000	2,888	288.80	288.80	86.64	86.64
460,001 - 480,000	2,991	299.10	299.10	89.73	89.73
480,001 - 500,000	3,094	309.40	309.40	92.82	92.82

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)
500,001 - 550,000	3,272	327.20	327.20	98.16	98.16
550,001 - 600,000	3,450	345.00	345.00	103.50	103.50
600,001 - 650,000	3,628	362.80	362.80	108.84	108.84
650,001 - 700,000	3,806	380.60	380.60	114.18	114.18
700,001 - 750,000	3,984	398.40	398.40	119.52	119.52
750,001 - 800,000	4,162	416.20	416.20	124.86	124.86
800,001 - 850,000	4,340	434.00	434.00	130.20	130.20
850,001 - 900,000	4,518	451.80	451.80	135.54	135.54
900,001 - 950,000	4,696	469.60	469.60	140.88	140.88
950,001 - 1,000,000	4,874	487.40	487.40	146.22	146.22
And for every £100,000 or part thereof, over £1 million	Add £253	10% of fee	10% of fee	3% of fee	3% of fee

<b>3.14.2</b>	Application for building warrant for conversion only, that is without any building work –	Fee is £150
<b>3.14.3</b>	Application for demolition only, that is where there are no immediate plans for rebuilding –	Fee is £150
<b>3.14.4</b>	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 £100
	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 £530).
<b>3.14.5</b>	Application for an amendment to warrant for demolition or conversion only –	Fee is £100
<b>3.14.6</b>	Application to extend the period of validity of a warrant –	Fee is £100
<b>3.14.7</b>	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.	
<b>3.14.8</b>	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 £200
<b>3.14.9</b>	Submission of a completion certificate where no warrant was obtained for –	
	c. 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 the same as for a late application for building warrant of the same value of works, that is 300% of the fee in tables of fees above
	d. application for warrant for demolitions only or for conversion only –	Fee is £300

**3.14.10.** A warrant fee is discounted where certificates 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
- 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.

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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, with the discount applied to the whole fee.

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.

**3.14.11.** 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.

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