

BUILDING SERVICES

Fees & Charges

In terms of the Building Act, these fees are effective 1 July 2020.
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 2020
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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.	\$724
K2	Commercial - Demolition/Removal of existing commercial building. Separate consent required to replace.	\$818

CONSERVATORIES

N	Conservatory (proprietary) - Conventional construction placed on existing deck or platform only. No Foundations included.	\$688
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FAST-TRACK MINOR CONSENTS *SEE NOTE 1

F1	Freestanding Solid Fuel Heater (Approved customers only)	\$560
F2	Inbuilt Solid Fuel Heater (Approved customers only)	\$762
F3	Proprietary Garage (Approved customers only)	\$1,176

PROJECT INFORMATION MEMORANDUM (FIXED FEE WORK)

PIM Fixed Fee Work	\$126
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Note 1. 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.

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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 2020
PRIVATE BUILDING CONSENT AUTHORITIES	
BCA Filing Fee	\$108
WARRANT OF FITNESS AND COMPLIANCE SCHEDULES	
Annual Building Warrant of Fitness Renewal	\$98
New Compliance Schedule	\$181
Alteration to existing Compliance Schedule	\$116
Building Warrant of Fitness Site Audit/Reinspections	\$199 per inspection
IQP Registration (for new IQP's)	\$400
IQP Renewal (annual) <small>refer to note 2</small>	\$111
ENGINEERING CHECKING	
Structural Engineering Checking	As charged by the consultant engineer - actual cost
Fire Engineering Checks sent to New Zealand Fire Service	As charged by the Fire Service - 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 2020
OTHER FEES	
Code Compliance Certificate - Residential	\$156
Code Compliance Certificate - Commercial	\$503
Standard Building Inspection	\$199 per inspection
Third Party Report	\$567
Section 72 certificate condition	\$694
Section 75 certificate condition	\$766
Application to extend building consent/code of compliance certificate time frames	\$87
Building consent (BC) application, amendment to BC, Certificate of Public use, exempt building work, waiver and modification applications	Charged at relevant officer's hourly rate + any additional relevant fees/charges

OTHER FEES	
Licensed building practitioner registration - additional fee for all restricted building work projects	\$147
Certificate of Acceptance	\$750 non refundable lodgement fee. Processing charged at relevant officer's hourly rate plus any inspections, planning checks etc.
BCA Accreditation Fee (per \$1,000 of project value)	\$1.56
Scanning Fee, Digital storage and File Management Fee for Building Consent Applications - refer Note 2 (for all applications other than fixed fee applications)	
A0 - A2	\$3.75/page
A3 and A4	\$2.25/page

Note 2. 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 (NOTE 3)

The Online Consenting Charge is a charge to use the online system.

WORK TYPE	Online consenting service charge from 1 July 2020
ALL APPLICATION TYPES	
Value of work less than \$125,000	\$86
Value of work more than \$125,000 up to \$2.5m	0.0748%
Value of work more than \$2.5m	\$1,868

Note 3. The fee for online consenting service will be charged against all applications processed by Council.

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 \$20,444 or more, respectively. 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) over threshold of \$20,444 (GST incl.)	\$1.75
BRANZ levies (per \$1,000 of project value) (No GST)	\$1.00

CHARGES FOR EARTHQUAKE-PRONE BUILDING 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 2020)
Extension of time	\$355
Determine Earthquake rating	\$1,159
Exemption	\$355
Alterations to EPB (added to building consent fees & charges)	\$510

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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 2020)
Team Leader - Building	\$208
Senior Plumbing and Drainage Officer and Advanced Building Officer	\$208
Building Officer	\$190
Senior Planning Officer	\$203
Planning Officer/Graduate Planning Officer	\$190
Monitoring and Enforcement Officer	\$170
Principal Environmental Health Officer	\$205
Environmental Health Officer	\$183
Environmental Officer (By-laws)	\$166
Senior Business Support Officer	\$165
Division Head	\$221
General Manager	\$241
Technical and professional staff from other parts of Council	\$190
Administration/Committee Administration Staff	\$117