



Building Warrant Fees – 1 April 2024

Please note that all fees must be paid electronically either via the portal, on our website or by telephoning our contact centre (01259 450000).

BW Amendment (works < £5,000)	£150.00
BW Amendment (works > £5,000)	Fee = increase in value of works
Conversion Warrant	£200.00
Conversion Warrant Amendment	£150.00
Demolition Warrant (with no immediate plans for rebuilding)	£200.00
Extend Validity of BW	£150.00

Retrospective & Late Applications

For retrospective or late applications the fee is increased to cover the increased difficulty the verifier will have in establishing whether works either underway or completed comply with the plans, specifications and other information provided

Retrospective BW (work started but not complete)	200% of fee table below
Retrospective Demolition Warrant (as above)	£250.00
Late Completion Certificate (work complete – no BW obtained)	300% of fee table below
Late Completion Certificate (demolition/conversion only)	£400.00

Note:

1. Fees are subject to discounts when:
 - a Certificate(s) provided by approved Certifiers of Design are submitted with the warrant application
 - b A verifier is informed, **at the warrant application stage**, of the intention to use a Certifier of Design before the warrant is granted and/or
 - c A verifier has been informed, **at the warrant application stage**, of the intention to use a Certifier of Construction as part of the completion certificate that is to be submitted.

Where the intention is to use a Certifier of Design, details of the certifier and approved body, including registration numbers, should be confirmed on the building warrant application form. There is no requirement to provide details of an approved Certifier of Construction at this stage

Table 1 – Table of Fees – Value of Works Between £0 - £100,000

Value of Work (up to £100,000)	BW Fee (no discount applied)	Discounts available for providing a Certificate from an Approved Certifier (fixed rates on value of work up to £100,000)			
		Certificate of Design (discount provided/certificate)		Certificate of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installation Scheme (NICEIC, SELECT)	Drainage, Heating & Plumbing Scheme (SNIPEF)
0 – 5,000	200	40	40	20	20
> 5,000 – 5,500	219	50	50	20	20
> 5,500 – 6,000	238	50	50	20	20
> 6,000 – 6,500	257	50	50	20	20
> 6,500 – 7,000	276	50	50	20	20
> 7,000 – 7,500	295	50	50	20	20
> 7,500 – 8,000	314	50	50	20	20
> 8,000 – 8,500	333	50	50	20	20
> 8,500 – 9,000	352	50	50	20	20
> 9,000 – 9,500	371	50	50	20	20
> 9,500 – 10,000	390	50	50	20	20
> 10,000 – 11,000	412	60	60	25	25
> 11,000 – 12,000	434	60	60	25	25
> 12,000 – 13,000	456	60	60	25	25
> 13,000 – 14,000	478	60	60	25	25
> 14,000 – 15,000	500	60	60	25	25
> 15,000 – 16,000	522	70	70	30	30
> 16,000 – 17,000	544	70	70	30	30
> 17,000 – 18,000	566	70	70	30	30
> 18,000 – 19,000	588	70	70	30	30
> 19,000 – 20,000	610	70	70	30	30
> 20,000 – 30,000	681	90	90	35	35
> 30,000 – 40,000	752	90	90	35	35
> 40,000 – 50,000	823	90	90	35	35
> 50,000 – 60,000	894	110	110	40	40
> 60,000 – 70,000	965	110	110	40	40
> 70,000 – 80,000	1036	110	110	40	40
> 80,000 – 90,000	1107	110	110	40	40
> 91,000 – 100,000	1178	110	110	40	40

Table 2 – Table of Fees – Value of Works Greater Than £100,000

Value of Work	BW Fee (no discount applied)	Discounts available for providing a Certificate from an Approved Certifier (value of work > £100,000)			
		Certificate of Design (discount provided/certificate)		Certificate of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installation Scheme (NICEIC, SELECT)	Drainage, Heating & Plumbing Scheme (SNIPEF)
> 100,000 – 120,000	1295	129.50	129.50	38.85	38.85
> 120,000 – 140,000	1412	141.20	141.20	42.36	42.36
> 140,000 – 160,000	1529	152.90	152.90	45.87	45.87
> 160,000 – 180,000	1646	164.60	164.60	49.38	49.38
> 180,000 – 200,000	1763	176.30	176.30	52.89	52.89
> 200,000 – 220,000	1880	188.00	188.00	56.40	56.40
> 220,000 – 240,000	1997	199.70	199.70	59.91	59.91
> 240,000 – 260,000	2114	211.40	211.40	63.42	63.42
> 260,000 – 280,000	2231	223.10	223.10	66.93	66.93
> 280,000 – 300,000	2348	234.80	234.80	70.44	70.44
> 300,000 – 320,000	2465	246.50	246.50	73.95	73.95
> 320,000 – 340,000	2582	258.20	258.20	77.46	77.46
> 340,000 – 360,000	2699	269.90	269.90	80.97	80.97
> 360,000 – 380,000	2816	281.60	281.60	84.48	84.48
> 380,000 – 400,000	2933	293.30	293.30	87.99	87.99
> 400,000 – 420,000	3050	305.00	305.00	91.50	91.50
> 420,000 – 440,000	3167	316.70	316.70	95.01	95.01
> 440,000 – 460,000	3284	328.40	328.40	98.52	98.52
> 460,000 – 480,000	3401	340.10	340.10	102.03	102.03
> 480,000 – 500,000	3518	351.80	351.80	105.54	105.54
> 500,000 – 550,000	3720	372.00	372.00	111.60	111.60
> 550,000 – 600,000	3922	392.20	392.20	117.66	117.66
> 600,000 – 650,000	4124	412.40	412.40	123.72	123.72
> 650,000 – 700,000	4326	432.60	432.60	129.78	129.78
> 700,000 – 750,000	4528	452.80	452.80	135.84	135.84
> 750,000 – 800,000	4730	473.00	473.00	141.90	141.90
> 800,000 – 850,000	4932	493.20	493.20	147.96	147.96
> 850,000 – 900,000	5134	513.40	513.40	154.02	154.02
> 900,000 – 950,000	5336	533.60	533.60	160.08	160.08
> 950,000 – 1,000,000	5538	553.80	553.80	166.14	166.14
For every £100,000 or part thereof, over £1mil	Add £287	10% of fee	10% of fee	3% of fee	3% of fee