



Building Warrant Fees – 1 April 2025

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	£210.00
Conversion Warrant Amendment	£150.00
Demolition Warrant (with no immediate plans for rebuilding)	£210.00
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)	£300.00
Late Completion Certificate (work complete – no BW obtained)	300% of fee table below
Late Completion Certificate (demolition/conversion only)	£500.00

Note:

1. Fees are subject to discounts when:
 - a Certificate(s) provided by approved Certifiers of Design are submitted with the warrant application
 - 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
 - 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	210	45	45	25	25
> 5,000 – 5,500	231	55	55	25	25
> 5,500 – 6,000	252	55	55	25	25
> 6,000 – 6,500	273	55	55	25	25
> 6,500 – 7,000	294	55	55	25	25
> 7,000 – 7,500	315	55	55	25	25
> 7,500 – 8,000	336	55	55	25	25
> 8,000 – 8,500	357	55	55	25	25
> 8,500 – 9,000	378	55	55	25	25
> 9,000 – 9,500	399	55	55	25	25
> 9,500 – 10,000	420	55	55	25	25
> 10,000 – 11,000	443	65	65	30	30
> 11,000 – 12,000	466	65	65	30	30
> 12,000 – 13,000	489	65	65	30	30
> 13,000 – 14,000	512	65	65	30	30
> 14,000 – 15,000	535	65	65	30	30
> 15,000 – 16,000	558	75	75	35	35
> 16,000 – 17,000	581	75	75	35	35
> 17,000 – 18,000	604	75	75	35	35
> 18,000 – 19,000	627	75	75	35	35
> 19,000 – 20,000	650	75	75	35	35
> 20,000 – 30,000	728	100	100	40	40
> 30,000 – 40,000	806	100	100	40	40
> 40,000 – 50,000	884	100	100	40	40
> 50,000 – 60,000	962	120	120	42	42
> 60,000 – 70,000	1040	120	120	42	42
> 70,000 – 80,000	1118	120	120	42	42
> 80,000 – 90,000	1196	120	120	42	42
> 91,000 – 100,000	1274	120	120	42	42

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	1402	140.20	140.20	42.06	42.06
> 120,000 – 140,000	1530	153.00	153.00	45.90	45.90
> 140,000 – 160,000	1658	165.80	165.80	49.74	49.74
> 160,000 – 180,000	1786	178.60	178.60	53.58	53.58
> 180,000 – 200,000	1914	191.40	191.40	57.42	57.42
> 200,000 – 220,000	2042	204.20	204.20	61.26	61.26
> 220,000 – 240,000	2170	217.00	217.00	65.10	65.10
> 240,000 – 260,000	2298	229.80	229.80	68.94	68.94
> 260,000 – 280,000	2426	242.60	242.60	72.78	72.78
> 280,000 – 300,000	2554	255.40	255.40	76.62	76.62
> 300,000 – 320,000	2682	268.20	268.20	80.46	80.46
> 320,000 – 340,000	2810	281.00	281.00	84.30	84.30
> 340,000 – 360,000	2938	293.80	293.80	88.14	88.14
> 360,000 – 380,000	3066	306.60	306.60	91.98	91.98
> 380,000 – 400,000	3194	319.40	319.40	95.82	95.82
> 400,000 – 420,000	3322	332.20	332.20	99.66	99.66
> 420,000 – 440,000	3450	345.00	345.00	103.50	103.50
> 440,000 – 460,000	3578	357.80	357.80	107.34	107.34
> 460,000 – 480,000	3706	370.60	370.60	111.18	111.18
> 480,000 – 500,000	3834	383.40	383.40	115.02	115.02
> 500,000 – 550,000	4055	405.50	405.50	121.65	121.65
> 550,000 – 600,000	4276	427.60	427.60	128.28	128.28
> 600,000 – 650,000	4497	449.70	449.70	134.91	134.91
> 650,000 – 700,000	4718	471.80	471.80	141.54	141.54
> 700,000 – 750,000	4939	493.90	493.90	148.17	148.17
> 750,000 – 800,000	5160	516.00	516.00	154.80	154.80
> 800,000 – 850,000	5381	538.10	538.10	161.43	161.43
> 850,000 – 900,000	5602	560.20	560.20	168.06	168.06
> 900,000 – 950,000	5823	582.30	582.30	174.69	174.69
> 950,000 – 1,000,000	6044	604.40	604.40	174.69	174.69
For every £100,000 or part thereof, over £1mil	Add £315	10% of fee	10% of fee	3% of fee	3% of fee