



Building Warrant Fees – 1 April 2026

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	£215.00
Conversion Warrant Amendment	£150.00
Demolition Warrant (with no immediate plans for rebuilding)	£215.00
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)	£350.00
Late Completion Certificate (work complete – no BW obtained)	300% of fee table below
Late Completion Certificate (demolition/conversion only)	£600.00

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	£215	£45	£45	£25	£25
> 5,001 – 5,500	£237	£55	£55	£25	£25
> 5,501 – 6,000	£259	£55	£55	£25	£25
> 6,001 – 6,500	£281	£55	£55	£25	£25
> 6,501 – 7,000	£303	£55	£55	£25	£25
> 7,001 – 7,500	£325	£55	£55	£25	£25
> 7,501 – 8,000	£347	£55	£55	£25	£25
> 8,001 – 8,500	£369	£55	£55	£25	£25
> 8,501 – 9,000	£391	£55	£55	£25	£25
> 9,001 – 9,500	£413	£55	£55	£25	£25
> 9,501 – 10,000	£435	£55	£55	£25	£25
> 10,001 – 11,000	£461	£65	£65	£30	£30
> 11,001 – 12,000	£487	£65	£65	£30	£30
> 12,001 – 13,000	£513	£65	£65	£30	£30
> 13,001 – 14,000	£539	£65	£65	£30	£30
> 14 001 – 15,000	£565	£65	£65	£30	£30
> 15,001 – 16,000	£591	£80	£80	£35	£35
> 16,001 – 17,000	£617	£80	£80	£35	£35
> 17,001 – 18,000	£643	£80	£80	£35	£35
> 18,001 – 19,000	£669	£80	£80	£35	£35
> 19,001 – 20,000	£695	£80	£80	£35	£35
> 20,001 – 30,000	£780	£105	£105	£40	£40
> 30,001 – 40,000	£865	£105	£105	£40	£40
> 40,001 – 50,000	£950	£105	£105	£40	£40
> 50,001 – 60,000	£1,035	£130	£130	£45	£45
> 60,001 – 70,000	£1,120	£130	£130	£45	£45
> 70,001 – 80,000	£1,205	£130	£130	£45	£45
> 80,001 – 90,000	£1,290	£130	£130	£45	£45
> 91,001 – 100,000	£1,375	£130	£130	£45	£45

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)
> 100,001 – 120,000	£1,513	£151.30	£151.30	£45.39	£45.39
> 120,001 – 140,000	£1,651	£165.10	£165.10	£49.53	£49.53
> 140,001 – 160,000	£1,789	£178.90	£178.90	£53.67	£53.67
> 160,001 – 180,000	£1,927	£192.70	£192.70	£57.81	£57.81
> 180,001 – 200,000	£2,065	£206.50	£206.50	£61.95	£61.95
> 200,001 – 220,000	£2,203	£220.30	£220.30	£66.09	£66.09
> 220,001 – 240,000	£2,341	£234.10	£234.10	£70.23	£70.23
> 240,001 – 260,000	£2,479	£247.90	£247.90	£74.37	£74.37
> 260,001 – 280,000	£2,617	£261.70	£261.70	£78.51	£78.51
> 280,001 – 300,000	£2,755	£275.50	£275.50	£82.65	£82.65
> 300,001 – 320,000	£2,893	£289.30	£289.30	£86.79	£86.79
> 320,001 – 340,000	£3,031	£303.10	£303.10	£90.93	£90.93
> 340,001 – 360,000	£3,169	£316.90	£316.90	£95.07	£95.07
> 360,001 – 380,000	£3,307	£330.70	£330.70	£99.21	£99.21
> 380,001 – 400,000	£3,445	£344.50	£344.50	£103.35	£103.35
> 400,001 – 420,000	£3,583	£358.30	£358.30	£107.49	£107.49
> 420,001 – 440,000	£3,721	£372.10	£372.10	£111.63	£111.63
> 440,001 – 460,000	£3,859	£385.90	£385.90	£115.77	£115.77
> 460,001 – 480,000	£3,997	£399.70	£399.70	£119.91	£119.91
> 480,001 – 500,000	£4,135	£413.50	£413.50	£124.05	£124.05
> 500,001 – 550,000	£4,374	£437.40	£437.40	£131.22	£131.22
> 550,001 – 600,000	£4,613	£461.30	£461.30	£138.39	£138.39
> 600,001 – 650,000	£4,852	£485.20	£485.20	£145.56	£145.56
> 650,001 – 700,000	£5,091	£509.10	£509.10	£152.73	£152.73
> 700,001 – 750,000	£5,330	£533.00	£533.00	£159.90	£159.90
> 750,001 – 800,000	£5,569	£556.90	£556.90	£167.07	£167.07
> 800,001 – 850,000	£5,808	£580.80	£580.80	£174.24	£174.24
> 850,001 – 900,000	£6,047	£604.70	£604.70	£181.41	£181.41
> 900,001 – 950,000	£6,286	£628.60	£628.60	£188.58	£188.58
> 950,001 – 1,000,000	£6,525	£652.50	£652.50	£195.75	£195.75
For every £100,000 or part thereof, over £1mil	Add £339	10% of fee	10% of fee	3% of fee	3% of fee