

# BUILDING REGULATION CHARGES

DEPARTMENT OF DEVELOPMENT SERVICES Planning Division

with effect from  
4th January 2011

## GUIDANCE NOTES

Building Regulation charges are divided into Plan and Inspection Charges for Full Plans Submissions, Building Notice Charges and Regularisation Charges. They are different for each type of work.

The following tables are for guidance only and are not a substitute for the Statutory Instrument 2010 No. 404 which contains a full statement of the law.

Charges are based on the Local Government Association model scheme and advisory charges.

**VAT: VAT IS APPLICABLE AT THE CURRENT RATE FOR ALL BUILDING REGULATION CHARGES, WITH THE EXCEPTION OF REGULARISATION CHARGES.**  
(See Explanatory Note 2, on page 4).

- 1 Full Plans** - The Plan charge must be paid on the deposit of the plans with the Council. Inspection Charges - These will be payable after the first inspection has been undertaken.
- 2 Building Notices** - The charge must be paid when the Notice is submitted to the Council.
- 3 Regularisation Charge** - This is 120% of the Net Building Notice Charge and is **not** subject to VAT.
- 4 Exemption** - Where work is to provide access and facilities in an existing dwelling, or is an extension to store or provide medical treatment for a disabled person, no payment is required.
- 5 Total Estimated Cost** - This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
- 6 Multiple Works** - Where plans show more than one type of work, e.g. an extension and a loft conversion, separate charges will be made for each type. However, the floor areas of separate extensions may be combined to give a total floor area.
- 7 Replacement Glazing** - Replacement of windows, rooflights, roof windows and external doors in a dwelling will **not** be the subject of a Building Regulations Application **if** the work is to be carried out by a FENSA Registered installer. **However**, such work **may** require Planning Permission.
- 8 Domestic Electrical Installations** - The provision, extension or alteration of a domestic electrical installation will not be the subject of a Building Regulation application if the work is to be undertaken by an electrician who is registered with an DCLG recognised "Competent Person" Self-Certification Scheme. For further details visit [www.dclg.gov.uk/electricalsafety](http://www.dclg.gov.uk/electricalsafety).
- 9 Help** - In case of difficulty, please contact our Information & Plans Processing Unit on: (01423) 556601.

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### Schedule 1: Charges for small domestic buildings (new dwellings)

Number of dwellings	Plan Charge			Inspection Charge		
	Net Charge £	V.A.T. £	Gross Charge £	Net Charge £	V.A.T. £	Gross Charge £
1	202.94	40.59	243.53	510.06	102.01	612.07
2	277.35	55.47	332.82	706.21	141.24	847.45
3	365.29	73.06	438.35	896.97	179.39	1076.36
4	453.21	90.64	543.85	1036.32	207.26	1243.58
5	547.92	109.58	657.50	1147.26	229.45	1376.71
6	642.63	128.53	771.16	1289.32	257.86	1547.18
7	669.69	133.94	803.63	1377.25	275.45	1652.70
8	696.74	139.35	836.09	1605.89	321.18	1927.07
9	723.79	144.76	868.55	1834.52	366.90	2201.42
10	730.58	146.12	876.70	2084.83	416.97	2501.80
11	737.34	147.47	884.81	2216.06	443.21	2659.27
12	744.10	148.82	892.92	2481.23	496.25	2977.48
13	750.85	150.17	901.02	2681.45	536.29	3217.74
14	757.63	151.53	909.16	2845.15	569.03	3414.18
15	764.39	152.88	917.27	3042.66	608.53	3651.19
16	771.16	154.23	925.39	3240.20	648.04	3888.24
17	777.91	155.58	933.49	3437.73	687.55	4125.28
18	784.68	156.94	941.62	3635.25	727.05	4362.30
19	791.44	158.29	949.73	3788.12	757.62	4545.74
20	798.22	159.64	957.86	3982.95	796.59	4779.54
21	811.74	162.35	974.09	4073.60	814.72	4888.32
22	825.28	165.06	990.34	4211.59	842.32	5053.91
23	838.80	167.76	1006.56	4349.58	869.92	5219.50
24	852.34	170.47	1022.81	4487.59	897.52	5385.11
25	865.86	173.17	1039.03	4626.92	925.38	5552.30
26	879.39	175.88	1055.27	4764.91	952.98	5717.89
27	892.91	178.58	1071.49	4902.92	980.58	5883.50
28	906.45	181.29	1087.74	5040.90	1008.18	6049.08
29	919.97	183.99	1103.96	5178.90	1035.78	6214.68
30	933.51	186.70	1120.21	5256.03	1051.21	6307.24
31 and over	947.02	189.40	1136.42	5330.44	1066.09	6396.53
	For each dwelling 31 and over add £6.56 to the net figure then add V.A.T.			For each dwelling 31 and over add £98.51 to the net figure then add V.A.T.		

## Schedule 2: Charges for certain buildings, extensions and alterations

Type of Work	FULL PLANS SUBMISSION						Building Notice Charge		
	Plan Charge			Inspection Charge			Net Charge £	V.A.T. £	Gross Charge £
	Net Charge £	V.A.T. £	Gross Charge £	Net Charge £	V.A.T. £	Gross Charge £			
1) Erection or extension of a detached or attached building which consists only of a garage or carport or both, having a floor area not exceeding 60sqm in total and intended to be used in common with an existing building, and which is not an exempt building.	124.00	24.80	148.80	186.00	37.20	223.20	310.00	62.00	372.00
2) Any extension of a dwelling the total internal floor area of which does not exceed 10sqm including means of access and work in connection with that extension.	124.00	24.80	148.80	186.00	37.20	223.20	310.00	62.00	372.00
3) Any extension of a dwelling the total internal floor area of which exceeds 10sqm but does not exceed 40sqm including means of access and work in connection with that extension.	124.00	24.80	148.80	310.00	62.00	372.00	434.00	86.80	520.80
4) Any extension of a dwelling the total internal floor area of which exceeds 40sqm but does not exceed 60sqm including means of access and work in connection with that extension.	124.00	24.80	148.80	434.00	86.80	520.80	558.00	111.60	669.60
5) Any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, including means of access.	124.00	24.80	148.80	310.00	62.00	372.00	434.00	86.80	520.80
6) Work to a dwelling which consists of the provision of replacement windows, roof-lights, roof windows and external doors where the estimated cost of the work does not exceed £5,000 AND work will not be certified by a FENSA registered installer.	124.00	24.80	148.80	0.00	0.00	0.00	124.00	24.80	148.80
7) Work to a dwelling which consists of the installation of solar panels, ground/air source heat pumps or wind turbines.	62.00	12.40	74.40	0.00	0.00	0.00	62.00	12.40	74.40

Charges for applications relating to:

Applicable cavity wall insulation, unvented hot water systems, replacement glazing systems (with an estimated cost exceeding £5,000 ) or flue lining systems, refer to **Schedule 3**.

## Schedule 3: Charges for all other building work

Estimated Cost of Work £	FULL PLANS SUBMISSION						Building Notice Charge		
	Plan Charge			Inspection Charge			Net Charge £	V.A.T. £	Gross Charge £
	Net Charge £	V.A.T. £	Gross Charge £	Net Charge £	V.A.T. £	Gross Charge £			
0-3,000	155.00	31.00	186.00	0.00	0.00	0.00	155.00	31.00	186.00
3,001-5,000	217.00	43.40	260.40	0.00	0.00	0.00	217.00	43.40	260.40
5,001-10,000	93.00	18.60	111.60	248.00	49.60	297.60	341.00	68.20	409.20
10,001-20,000	124.00	24.80	148.80	310.00	62.00	372.00	434.00	86.80	520.80
20,001 - 40,000	155.00	31.00	186.00	372.00	74.40	446.40	527.00	105.40	632.40
40,001 - 60,000	217.00	43.40	260.40	434.00	86.80	520.80	651.00	130.20	781.20
60,001 - 80,000	279.00	55.80	334.80	620.00	124.00	744.00	899.00	179.80	1078.80
80,001 - 100,000	341.00	68.20	409.20	930.00	186.00	1116.00	1271.00	254.20	1525.20
100,000 - 1m	Add £2.00 for each £1,000 (or part thereof) over £100,000 up to £1m to the net charge then add V.A.T.			Add £4.00 for each £1,000 (or part thereof) over £100,000 up to £1m to the net charge then add V.A.T.			Add £6.00 for each £1,000 (or part thereof) over £100,000 up to £1m to the net charge then add V.A.T.		
1m	2141.00	428.20	2569.20	4530.00	906.00	5436.00	6671.00	1334.20	8005.20
1m - 10m	Add £1.00 for each £1,000 (or part thereof) over £1m up to £10m to the net charge then add V.A.T.			Add £2.00 for each £1,000 (or part thereof) over £1m up to £10m to the net charge then add V.A.T.			Add £3.00 for each £1,000 (or part thereof) over £1m up to £10m to the net charge then add V.A.T.		

### Explanatory Notes

- Building Notice Charge** shall be an amount equal to the combined Plan Charge and Inspection Charge of Full Plans Submission. Charges in connection with Building Notices must be made at the time of deposit.
- Regularisation Charge** is the fee payable when an application is made to the local authority for a Regularisation Certificate in respect of unauthorised building work, commenced on or after 11 November 1985, and is 120% of the Net Building Notice Charge. **Regularisation Charges are not subject to VAT.**
- Disabled person** means a person who is within any of the descriptions of persons to whom Section 29 of the National Assistance Act 1948 (A) applies.
- Detached garages and carports having an internal floor area not exceeding 30sqm are "exempt" buildings providing in the case of a garage it is sited not less than one metre from all boundaries or alternatively it is constructed substantially of non-combustible materials. Extensions comprising a carport must be open on at least two sides.
- Full Plans submissions for work costing less than £5,000 must be accompanied by the total charge at the time of deposit. Inspection Charges for work costing more than £5,000 will be invoiced after the first inspection of work has been made.
- The **total estimated cost** is an estimate, accepted by the local authority, of such reasonable amount as would be charged by a person in business for carrying out the proposed work but does not include VAT and professional fees paid to an Architect, Quantity Surveyor or any other person. Where the charge is based on total estimated cost of the work a reasonable estimate will be required which must be deposited with the application. In cases where the local authority considers an estimate to be unreasonable, or where no estimate or charge is supplied, the local authority is authorised to treat plans as if they had not been deposited. Where there is a dispute as to the reasonableness of an estimate then the matter will be resolved legally.