

Building (Scotland) Act 2003, Building Standards & Safety Statutory Warrant Fees

The fee (before discounts – see below) for building warrant (other than late warrants – see below) for the construction of a building or for the provision of services, fittings or equipment in connection with a building (whether or not combined with a warrant for conversion or an application for demolition) is as per the following table –

Value of works £	Warrant Fee £	Value of works £	Warrant Fee £
0-5,000	100	140,001-160,000	1180
5,001-5,500	115	160,001-180,000	1280
5,501-6,000	130	180,001-200,000	1380
6,001-6,500	145	200,001-220,000	1480
6,501-7,000	160	220,001-240,000	1580
7,001-7,500	175	240,001-260,000	1680
7,501-8,000	190	260,001-280,000	1780
8,001-8,500	205	280,001-300,000	1880
8,501-9,000	220	300,001-320,000	1980
9,001-9,500	235	320,001-340,000	2080
9,501-10,000	250	340,001-360,000	2180
10,001-11,000	265	360,001-380,000	2280
11,001-12,000	280	380,001-400,000	2380
12,001-13,000	295	400,001-420,000	2480
13,001-14,000	310	420,001-440,000	2580
14,001-15,000	325	440,001-460,000	2680
15,001-16,000	340	460,001-480,000	2780
16,001-17,000	355	480,001-500,000	2880
17,001-18,000	370	500,001-550,000	3055
18,001-19,000	385	550,001-600,000	3230
19,001-20,000	400	600,001-650,000	3405
20,001-30,000	460	650,001-700,000	3580
30,001-40,000	520	700,001-750,000	3755
40,001-50,000	580	750,001-800,000	3930
50,001-60,000	640	800,001-850,000	4105
60,001-70,000	700	850,001-900,000	4280
70,001-80,000	760	900,001-950,000	4455
80,001-90,000	820	950,001-1,000,000	4630
90,001-100,000	880		
100,001-120,000	980		
120,001-140,000	1080		
			And for every 100,000 or part thereof over 1 million - Add 250

ov/2007/sastv2

Application for building warrant for conversion only, that is without any building work – **Fee is £100**

Application for demolition only, that is where there are no immediate plans for rebuilding - **Fee is £100**

Application for amendment of warrant - Fee is £50

- a) where the new total estimated value is less than the original or is an increase of no more than £5,000 – **Fee is £50**
- b) where the new total estimated value increases by more than £5,000 – **Fee is the amount for a building warrant of the same value as the increase.** (That is, if the increase is £20,000, the fee will be £400).

Application for an amendment to warrant for demolition or conversion only – Fee is £50

Application to extend the period of validity of a warrant – Fee is £50

Where a late application for building warrant is made, or a completion certificate is submitted and there was no warrant obtained when there should have been, the fee is increased by 25% to cover the increased difficulty they will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The resulting fees are detailed below.

Application for late building warrant, i.e. where work is already started –

- a) application for a building warrant for the construction of a building or the provision of services, fittings and equipment in connection with a building (whether or not combined with an application for demolition) **Fee is 125% of the fee in table of fees above**
- b) application for warrant for demolitions only - **Fee is £125**

Submission of a completion certificate where no warrant was obtained for -

- a) the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for demolition) - **Fee is the same as for a late application for building warrant of the same value of works, that is 125% of the fee in table of fees above**
- b) application for warrant for demolitions only or for conversion only - **Fee is £125**

Note – There is no fee for completion certificates registered by a local authority in relation to enforcement notices, even though these are in effect late submissions without a warrant.

DISCOUNTS

A **warrant fee is discounted** where one or more certificates from approved certifiers of design are presented with a warrant application, as below –

- **10%** for each certificate that covers the whole of any section of the functional standards, and/or
- **1%** for each certificate covering a single item in any such section, up to a maximum of **5%** for any one section

all subject to a maximum discount of **60%** of the warrant fee.

When a local agreement is in place between the verifier and the applicant for phased payment of the warrant fee, the discount should be due on all the payments, provided a certificate was submitted with the warrant application.

Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted, with the discount applied to the whole fee.

Discounts also apply to an application for amendment to warrant. This may be for a different design scheme or, in the case of staged warrants, may involve a new certificate. The discount is on the amendment fee (which will take into account any increased value or work) and not the original fee.

PARTIAL REFUNDS

A partial refund of the original warrant fee (before any discounting) is payable where one or more certificates from an **approved certifier of construction** are presented with a completion certificate, as below -

- **1%** for each certificate covering an approved scheme or
- **20 %** for a single certificate covering the construction of the entire building

all subject to a maximum refund of 20% and a minimum refund of £20.

Except when accompanying a late completion certificate, a refund is only payable where a verifier has been informed of the intention to use the approved certifier of construction prior to works commencing on site to the affected parts.

A warrant applicant is entitled to the above refunds(s) when submitting a completion certificate accompanied by a certificate of construction(s).