

- c. a verifier has been informed, at the warrant application stage, of the intention to use certifiers of construction as part of the completion certificate that is to be submitted.

The appropriate discount should be deducted from the fee before submitting the application for building warrant. The notification to a verifier that an approved certifier of design or construction is to be used must be given at the application stage. Where it is intended to use a certifier of design, details of the certifier and approved body, including their registration numbers, should be confirmed on the building warrant application form. However, there is no requirement to provide details of the approved certifier of construction to be used at this stage.

If a certifier is not subsequently employed, the discount provided must be paid to the verifier. In the case of a certifier of design, this would be before the building warrant is granted, and in the case of a certifier of construction, as part of the completion certificate that is to be submitted. In the case of a certificate of construction, the verifier will also have to inspect the work and may require disruptive surveys to ensure the construction is in accordance with the building warrant.

**3.13.8.** Similar discounts, as noted in 3.13.7 above, are available for "late" building warrant applications. A late completion certificate submission must be accompanied with certificate(s) of design and/or certificate(s) of construction to receive the relative discount on the warrant fee. Such discounts to the fee are based on the increased fee payable for a "late" submission (see 3.3.2 and 5.3.2).

## 3.14 Tables of fees

**3.14.1.** The fees and discounts available for building warrants 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 tables. (Note that the fees for late building warrant and completion certificates where no warrant was obtained are subject to higher level of fees).

**Table 1 Table of Fees - Value of works between £0 - £100,000**

Value of work up to £100,000 £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work up to £100,000)			
		Certificates of design (discount provided/certificate)		Certificates of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
0 - 5,000	150	30	30	15	15
5,001 - 5,500	169	40	40	15	15
5,501 - 6,000	188	40	40	15	15
6,001 - 6,500	207	40	40	15	15
6,501 - 7,000	226	40	40	15	15
7,001 - 7,500	245	40	40	15	15
7,501 - 8,000	264	40	40	15	15
8,001 - 8,500	283	40	40	15	15
8,501 - 9,000	302	40	40	15	15

Value of work up to £100,000 £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work up to £100,000)			
		Certificates of design (discount provided/certificate)		Certificates of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
9,001 - 9,500	321	40	40	15	15
9,501 - 10,000	340	40	40	15	15
10,001 - 11,000	359	50	50	20	20
11,001 - 12,000	378	50	50	20	20
12,001 - 13,000	397	50	50	20	20
13,001 - 14,000	416	50	50	20	20
14,001 - 15,000	435	50	50	20	20
15,001 - 16,000	454	60	60	25	25
16,001 - 17,000	473	60	60	25	25
17,001 - 18,000	492	60	60	25	25
18,001 - 19,000	511	60	60	25	25
19,001 - 20,000	530	60	60	25	25
20,001 - 30,000	593	80	80	30	30
30,001 - 40,000	656	80	80	30	30
40,001 - 50,000	719	80	80	30	30
50,001 - 60,000	782	100	100	35	35
60,001 - 70,000	845	100	100	35	35
70,001 - 80,000	908	100	100	35	35
80,001 - 90,000	971	100	100	35	35
90,001 - 100,000	1034	100	100	35	35

**Table 2 Table of Fees - Value of works £100,001 and above**

Value of work £100,001 and above £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,001 and above)			
		Certificates of design (10% discount/certificate)		Certificates of Construction (3% discount/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
100,001 - 120,000	1,137	113.70	113.70	34.11	34.11

Value of work £100,001 and above £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,001 and above)			
		Certificates of design (10% discount/certificate)		Certificates of Construction (3% discount/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
120,001 - 140,000	1,240	124.00	124.00	37.20	37.20
140,001 - 160,000	1,343	134.30	134.30	40.29	40.29
160,001 - 180,000	1,446	144.60	144.60	43.38	43.38
180,001 - 200,000	1,549	154.90	154.90	46.47	46.47
200,001 - 220,000	1,652	165.20	165.20	49.56	49.56
220,001 - 240,000	1,755	175.50	175.50	52.65	52.65
240,001 - 260,000	1,858	185.80	185.80	55.74	55.74
260,001 - 280,000	1,961	196.10	196.10	58.83	58.83
280,001 - 300,000	2,064	206.40	206.40	61.92	61.92
300,001 - 320,000	2,167	216.70	216.70	65.01	65.01
320,001 - 340,000	2,270	227.00	227.00	68.10	68.10
340,001 - 360,000	2,373	237.30	237.30	71.19	71.19
360,001 - 380,000	2,476	247.60	247.60	74.28	74.28
380,001 - 400,000	2,579	257.90	257.90	77.37	77.37
400,001 - 420,000	2,682	268.20	268.20	80.46	80.46
420,001 - 440,000	2,785	278.50	278.50	83.55	83.55
440,001 - 460,000	2,888	288.80	288.80	86.64	86.64
460,001 - 480,000	2,991	299.10	299.10	89.73	89.73
480,001 - 500,000	3,094	309.40	309.40	92.82	92.82

Value of work £100,001 and above £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,001 and above)			
		Certificates of design (10% discount/certificate)		Certificates of Construction (3% discount/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
500,001 - 550,000	3,272	327.20	327.20	98.16	98.16
550,001 - 600,000	3,450	345.00	345.00	103.50	103.50
600,001 - 650,000	3,628	362.80	362.80	108.84	108.84
650,001 - 700,000	3,806	380.60	380.60	114.18	114.18
700,001 - 750,000	3,984	398.40	398.40	119.52	119.52
750,001 - 800,000	4,162	416.20	416.20	124.86	124.86
800,001 - 850,000	4,340	434.00	434.00	130.20	130.20
850,001 - 900,000	4,518	451.80	451.80	135.54	135.54
900,001 - 950,000	4,696	469.60	469.60	140.88	140.88
950,001 - 1,000,000	4,874	487.40	487.40	146.22	146.22
And for every £100,000 or part thereof, over £1 million	Add £253	10% of fee	10% of fee	3% of fee	3% of fee

<b>3.14.2</b>	Application for building warrant for conversion only, that is without any building work –	Fee is £150
<b>3.14.3</b>	Application for demolition only, that is where there are no immediate plans for rebuilding –	Fee is £150
<b>3.14.4</b>	Application for amendment of Warrant –	
	a. where the new total estimated value is less than the original or is an increase of no more than £5,000 –	Fee is £100
	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 £530).
<b>3.14.5</b>	Application for an amendment to warrant for demolition or conversion only –	Fee is £100
<b>3.14.6</b>	Application to extend the period of validity of a warrant –	Fee is £100
<b>3.14.7</b>	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 to cover the increased difficulty the verifier 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.	
<b>3.14.8</b>	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 200% of the fee in tables of fees above
	b. application for warrant for demolitions only –	Fee is £200
<b>3.14.9</b>	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 300% of the fee in tables of fees above
	b. application for warrant for demolitions only or for conversion only –	Fee is £300

**3.14.10.** A warrant fee is discounted where certificates from approved certifiers of design are presented with a warrant application, or before the building warrant is granted as below:

- 10% (or the fixed levels of discounts for values of work up to £100,000, indicated in the tables above) 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.