

BUILDING WARRANT FEE INFORMATION

GUIDANCE FOR WORKING OUT COST OF WORKS FOR BUILDING WARRANT APPLICATION SUBMISSIONS

IN EFFECT FROM 1st April 2026

The Building (Scotland) Fees Regulations 2004, as amended are set by Scottish Ministers and form the basis of the fees required by South Ayrshire Council as verifier for their Local Authority area. The fee payable for building warrant submissions includes all application types including Late Building Warrant applications and Completion Certificates where no building warrant was obtained.

Please note that the fee submitted is a registration fee and is not subject to a refund once the application has been assessed and a first observation letter issued.

Discounts on the fee are available at the application stage if the applicant elects to submit a Certificate of Design from an approved Certifier of Design or when notice is given on the application of the intention to provide a certificate from an approved Certifier of Construction.

South Ayrshire Building Standards department determines our fees by using The Building Cost Information Surveys of Quarterly Review of Building Prices (BCIS guide published by the RICS) to ensure consistent and fair market costs are used and do not accept fees based on any discounted costs which the applicant might be able to achieve.

The value of works can be calculated based on the type of building and £/m² of internal floor area. Where the fee submitted is incorrect and is not in line with the BCIS guide the agent/applicant will be contacted to adjust the fee for an accurate construction cost in line with BCIS guidance.

Where there is an insufficient fee the verifier will query this as an initial response and the application will not be fully assessed until the appropriate fee has been paid.

Some examples of construction costs from the BCIS guidance are listed below. These figures are to be used when determining the cost of works by multiplying the internal floor area by the £/m² for the proposed building type.

MINIMUM PRICE GUIDE FOR DOMESTIC APPLICATIONS	
Building Type	Mean price £m²
Single storey dwelling	£2500m ²
Two storey dwelling	£2700m ²
Three storey dwelling	£3100m ²
Flat (1-2 storey)	£1800m ²
Flat (3-5 storey)	£1800m ²
Flat (6+ storey)	£2100m ²
Extension to dwelling	£2200m ²
Conservatory	£1800m ²
Garage/outbuilding Unheated	£900m ²

Attic conversion	£1400m2
House conversion	£1400m2
Flat conversion (1-2 storey)	£2300m2
Flat conversion (3-5 storey)	£1600m2
Flat conversion (6+ storey)	£2100m2
MINIMUM PRICE GUIDE FOR NON-DOMESTIC APPLICATIONS	
Agricultural buildings (generally)	£830M2
Factories <500m2	£1600M2
Warehouse/Stores <500m2	£2300M2
Supermarkets	£1600M2
Shops	£1800M2
Health centres/Clinics	£2500M2
Nursing homes	£2300m2
Restaurants	£2000m2
Café, Snack bar, Coffee bar, Milk bar etc.	£3300m2
General purpose halls	£3300m2
Schools	£2700m2
Office conversions (major works)	£1900m2
Shop conversions (major works)	£1800m2

EXAMPLE:

Calculate the internal floor area by multiplying the length by the breadth.

Taking a 2-storey extension proposal
Ground floor 5m length and 7m breadth
Ground floor area - $5\text{m} \times 7\text{m} = 35\text{m}^2$

The 2nd storey also has an internal floor area of 35m²
Total floor area = 70m²

Cost per m² for extension from BCIS guide above is £2200

Therefore, the estimated cost of works is $£2200 \times 70\text{m}^2 = £154,000$

Using the fee table below would mean a building warrant fee of £1,658

Tables of fees

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 1a: 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	£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
90,001–100,000	£1,375	£130	£130	£45	£45

Table 1b: 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	£1,513	£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
And for every £100,000, or part thereof, over £1 million	Add £339	10% of fee	10% of fee	3% of fee	3% of fee

Table of fees – Amendment to Warrants and other applications.

Application Type		Fee
Application for building warrant for conversion only, that is without any building		£215
Application for demolition only, that is where there are no immediate plans for rebuilding		£215
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	£150
	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 £695).
Application for an amendment to warrant for demolition or conversion only		£150
Application to extend the period of validity of a warrant		£150

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.

Application Type		Fee
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 £350
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 300% of the fee in tables of fees above
	b. application for warrant for demolitions only or for conversion only	Fee is £600

Discounts

A warrant fee is discounted where certificate(s) 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% discount 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, or the intended use confirmed on, the warrant application form.

Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted. The discount is based on the value of works, as noted in table 1a and 1b.

Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000. 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.

A warrant fee is also discounted where it is stated at warrant application stage that one or more certificates from an approved certifier of construction will be presented with a completion certificate, as below:

- 3% (or the fixed levels of discount for values of work up to £100,000) 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 discount of 20%.

Except when accompanying a late completion certificate, a discount is only applicable where a verifier has been informed of the intention to use the approved certifier of construction at warrant application stage, including late warrant applications.

The discounts in relation to both certificates of design and certificates of construction are based on the original warrant fee (before any discounting).

Fee Exemption for Disabled Persons

The fee is set at zero for works to alter or extend a dwelling to improve its suitability for use by a disabled occupant.

The relief, therefore, is not for disabled people in general, it relates specifically to works to provide facilities for disabled people as defined in the building standards.

This definition is a person with a physical, hearing or sight impairment which affects their mobility or their use of buildings. 3.13.6.

The Equality Act 2010 replaced a range of anti-discrimination legislation, including the Disability Discrimination Act (DDA) and it carries forward the protection previously provided for disabled people by the DDA. Accordingly, the zero fee rating remains restricted to dwellings.