



# BUILDING (FEES) (AMENDMENT) REGULATIONS 2013

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Statutory Document No. 0143/13



*Building Control Act 1991*

## **BUILDING (FEES) (AMENDMENT) REGULATIONS 2013**

*Laid before Tynwald:* 21 May 2013  
*Approved by Tynwald:* 9 July 2013  
*Coming into Operation:* 1 August 2013

The Department of Infrastructure, after complying with the requirements of section 37(1) of the Building Control Act 1991, makes the following Regulations under section 1(1) of, and paragraph 5 of Schedule 1 to, that Act.

### **1 Title**

These Regulations are the Building (Fees) (Amendment) Regulations 2013.

### **2 Commencement**

If approved by Tynwald, these Regulations come into operation on 1 August 2013<sup>1</sup>.

### **3 Amendment of the Building (Fees) Regulations 2012**

- (1) The Building (Fees) Regulations 2012<sup>2</sup> are amended as follows.
- (2) With effect from 1 August 2013 –
  - (a) for columns 2 and 3 of Schedule 1 substitute columns 2 and 3 set out in Part 1 of Schedule 1 to these Regulations;
  - (b) for columns 2 and 3 of Schedule 2 substitute columns 2 and 3 set out in Part 1 of Schedule 2 to these Regulations;
  - (c) for columns 3 and 4 of Schedule 3 substitute columns 3 and 4 set out in Part 1 of Schedule 3 to these Regulations.
- (3) With effect from 1 April 2014 –
  - (a) for columns 2 and 3 of Schedule 1 substitute columns 2 and 3 set out in Part 2 of Schedule 1 to these Regulations;

<sup>1</sup> Tynwald approval is required by section 37(5) of the Building Control Act 1991

<sup>2</sup> SD 631/2012

- (b) for columns 2 and 3 of Schedule 2 substitute columns 2 and 3 set out in Part 2 of Schedule 2 to these Regulations;
  - (c) for columns 3 and 4 of Schedule 3 substitute columns 3 and 4 set out in Part 2 of Schedule 3 to these Regulations.
- (4) With effect from 1 April 2015 –
- (a) for columns 2 and 3 of Schedule 1 substitute the columns set out in Part 3 of Schedule 1 to these Regulations;
  - (b) for columns 2 and 3 of Schedule 2 substitute the columns set out in Part 3 of Schedule 2 to these Regulations;
  - (c) for columns 3 and 4 of Schedule 3 substitute columns 3 and 4 set out in Part 3 of Schedule 3 to these Regulations.

**MADE: 3 MAY 2013**

**D C CRETNEY**  
*Minister for Infrastructure*

## SCHEDULE 1

[Regulation 3(2)(a), (3)(a) and (4)(a)]

## FIXED FEES

## PART 1 – FEES WITH EFFECT FROM 1 AUGUST 2013

<i>Type of work</i>	<i>Plan fee £</i>	<i>Inspection fee £</i>
1. Erection of a detached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> in total and intended to be used in common with an existing building, and which is not an exempt building.	30	90
2. (a) Erection of an attached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> in total and intended to be used in common with an existing building, and which is not an exempt building. (b) Erection of an extension to an attached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> (when added together) in total and intended to be used in common with an existing building, and which is not an exempt building.	30  30	90  90
3. Installation of un-vented hot water system in accordance with Part G3 of Schedule 1 to the principal Regulations, if the installation is not part of a larger project and if the authority carries out an inspection.	Nil	85
4. Any extension of a dwelling the floor area of which does not exceed <b>70 m<sup>2</sup></b> , including means of access and work in connection with that extension.	95	250
5. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, the area of which does not exceed <b>70 m<sup>2</sup></b> including means of access.	95	250
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be installed by a member of relevant self certification Scheme under Regulation 20 of the Principal Regulations.	65	195

**PART 2 – FEES WITH EFFECT FROM 1 APRIL 2014**

<i>Type of work</i>	<i>Plan fee £</i>	<i>Inspection fee £</i>
1. Erection of a detached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> in total and intended to be used in common with an existing building, and which is not an exempt building.	35	95
2. (a) Erection of an attached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> in total and intended to be used in common with an existing building, and which is not an exempt building. (b) Erection of an extension to an attached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> (when added together) in total and intended to be used in common with an existing building, and which is not an exempt building.	35	95
3. Installation of un-vented hot water system in accordance with Part G3 of Schedule 1 to the principal Regulations, if the installation is not part of a larger project and if the authority carries out an inspection.	Nil	90
4. Any extension of a dwelling the floor area of which does not exceed <b>70 m<sup>2</sup></b> , including means of access and work in connection with that extension.	100	260
5. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, the area of which does not exceed <b>70 m<sup>2</sup></b> including means of access.	100	260
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be installed by a member of relevant self certification Scheme under Regulation 20 of the Principal Regulations.	70	200

## PART 3 – FEES WITH EFFECT FROM 1 APRIL 2015

<i>Type of work</i>	<i>Plan fee £</i>	<i>Inspection fee £</i>
1. Erection of a detached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> in total and intended to be used in common with an existing building, and which is not an exempt building.	40	100
2. (a) Erection of an attached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> in total and intended to be used in common with an existing building, and which is not an exempt building. (b) Erection of an extension to an attached building which consists of a garage or carport or both having floor area not exceeding <b>50 m<sup>2</sup></b> (when added together) in total and intended to be used in common with an existing building, and which is not an exempt building.	40  40	100  100
3. Installation of un-vented hot water system in accordance with Part G3 of Schedule 1 to the principal Regulations, if the installation is not part of a larger project and if the authority carries out an inspection.	Nil	95
4. Any extension of a dwelling the floor area of which does not exceed <b>70 m<sup>2</sup></b> , including means of access and work in connection with that extension.	105	270
5. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, the area of which does not exceed <b>70 m<sup>2</sup></b> including means of access.	105	270
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be installed by a member of relevant self certification Scheme under Regulation 20 of the Principal Regulations.	75	210

**SCHEDULE 2**

[Regulation 3(2)(b), (3)(b) and (4)(b)]

**FIXED FEES FOR NEW DWELLINGS, SMALL DOMESTIC BUILDINGS**

(up to 300 square metre total floor area)

**PART 1 – FEES WITH EFFECT FROM 1 AUGUST 2013**

<i>Date of deposit of plans</i>	<i>Plan fee</i> £	<i>Inspection fee</i> £
New small dwellings (up to 300 Sq m)	150	220

**PART 2 – FEES WITH EFFECT FROM 1 APRIL 2014**

<i>Date of deposit of plans</i>	<i>Plan fee</i> £	<i>Inspection fee</i> £
New small dwellings (up to 300 Sq m)	155	230

**PART 3 – FEES WITH EFFECT FROM 1 APRIL 2015**

<i>Date of deposit of plans</i>	<i>Plan fee</i> £	<i>Inspection fee</i> £
New small dwellings (up to 300 Sq m)	160	240



## SCHEDULE 3

[Regulation 3(2)(c), (3)(c) and (4)(c)]

## FEES BASED ON ESTIMATED COST OF WORK

## PART 1 – FEES WITH EFFECT FROM 1 AUGUST 2013

Estimated cost of work		Plan Fee	Inspection fee
Exceeding	Not exceeding	£	£
0	£2,000	30	45
£2,000	£4,000	45	75
£4,000	£6,000	60	100
£6,000	£10,000	90	165
£10,000	£14,000	105	240
£14,000	£18,000	120	290
£18,000	£24,000	135	365
£24,000	£30,000	140	410
£30,000	£40,000	210	670
£40,000	£50,000	245	740
£50,000	£60,000	320	970
£60,000	£100,000	395	1,190
£100,000	£140,000	485	1,450
£140,000	£180,000	625	1,880
£180,000	£240,000	785	2,335
£240,000	£300,000	970	2,900
£300,000	£380,000	1,155	3,465.
£380,000	£480,000	1,465	4,415
£480,000	£680,000	1,720	5,155
£680,000	£1,000,000	2,240	6,680
£1,000,000		2,375	7,120
Plus for each £100,000 above £1,000,000		380	1,130

## PART 2 – FEES WITH EFFECT FROM 1 APRIL 2014

Estimated cost of work		Plan Fee	Inspection fee
Exceeding	Not exceeding	£	£
0	£2,000	35	50
£2,000	£4,000	50	80
£4,000	£6,000	65	105
£6,000	£10,000	95	170
£10,000	£14,000	110	250
£14,000	£18,000	125	300
£18,000	£24,000	140	380
£24,000	£30,000	145	425
£30,000	£40,000	220	695

£40,000	£50,000	255	765
£50,000	£60,000	330	1,005
£60,000	£100,000	410	1,230
£100,000	£140,000	505	1,500
£140,000	£180,000	650	1,945
£180,000	£240,000	815	2,415
£240,000	£300,000	1,005	3,000
£300,000	£380,000	1,195	3,585
£380,000	£480,000	1,515	4,570
£480,000	£680,000	1,780	5,335
£680,000	£1,000,000	2,320	6,915
£1,000,000		2,460	7,370
Plus for each £100,000 above £1,000,000		395	1,170

## PART 3 – FEES WITH EFFECT FROM 1 APRIL 2015

Estimated cost of work		Plan Fee	Inspection fee
Exceeding	Not exceeding	£	£
0	£2,000	40	55
£2,000	£4,000	55	85
£4,000	£6,000	70	110
£6,000	£10,000	100	175
£10,000	£14,000	115	260
£14,000	£18,000	130	310
£18,000	£24,000	145	395
£24,000	£30,000	150	440
£30,000	£40,000	230	720
£40,000	£50,000	265	780
£50,000	£60,000	340	1040
£60,000	£100,000	425	1,275
£100,000	£140,000	525	1,555
£140,000	£180,000	670	2,015
£180,000	£240,000	845	2,500
£240,000	£300,000	1,040	3,105
£300,000	£380,000	1,235	3,710.
£380,000	£480,000	1,570	4,730
£480,000	£680,000	1,845	5,520
£680,000	£1,000,000	2,400	7,160
£1,000,000		2,545	7,630
Plus for each £100,000 above £1,000,000		410	1,210

*EXPLANATORY NOTE*

*(This note is not part of the Regulations)*

These Regulations amend the Building (Fees) Regulations 2012 (SD 631/2012) by increasing the various fees charged by authorised officers of building authorities for checking plans and inspecting building work under the Building Regulations 2007.

The increased fees will come into effect in 3 phases with the first increase effective from 1<sup>st</sup> August 2013 and the subsequent increases on 1<sup>st</sup> April 2014 and 1<sup>st</sup> April 2015 respectively.