



Building Standards Section **ANNEX 4**
THE BUILDING (MISCELLANEOUS AMENDMENTS) (SCOTLAND) REGULATIONS 2017
BUILDING WARRANT FEES
FROM 1 JULY 2017

For **Late Building Warrant applications** the fee is 200% from the value noted in the table below.
 For **Completion Certificate No Warrant Submissions** the fee is 300% from the value noted in the table below.
 Discounts may apply to the application/submission fee

VALUE OF WORKS			FEE	VALUE OF WORKS			FEE
£	£	£		£	£	£	
0	-	5,000	150	140,001	160,000	1343	
5,001	-	5,500	169	160,001	180,000	1446	
5,501	-	6,000	188	180,001	200,000	1549	
6,001	-	6,500	207	200,001	220,000	1652	
6,501	-	7,000	226	220,001	240,000	1755	
7,001	-	7,500	245	240,001	260,000	1858	
7,501	-	8,000	264	260,001	280,000	1961	
8,001	-	8,500	283	280,001	300,000	2064	
8,501	-	9,000	302	300,001	320,000	2167	
9,001	-	9,500	321	320,001	340,000	2270	
9,501	-	10,000	340	340,001	360,000	2373	
10,001	-	11,000	359	360,001	380,000	2476	
11,001	-	12,000	378	380,001	400,000	2579	
12,001	-	13,000	397	400,001	420,000	2682	
13,001	-	14,000	416	420,001	440,000	2785	
14,001	-	15,000	435	440,001	460,000	2888	
15,001	-	16,000	454	460,001	- 480,000	2991	
16,001	-	17,000	473	480,001	- 500,000	3094	
17,001	-	18,000	492	500,001	- 550,000	3272	
18,001	-	19,000	511	550,001	- 600,000	3450	
19,001	-	20,000	530	600,001	- 650,000	3628	
20,001	-	30,000	593	650,001	- 700,000	3806	
30,001	-	40,000	656	700,001	- 750,000	3984	
40,001	-	50,000	719	750,001	- 800,000	4162	
50,001	-	60,000	782	800,001	- 850,000	4340	
60,001	-	70,000	845	850,001	- 900,000	4518	
70,001	-	80,000	908	900,001	- 950,000	4696	
80,001	-	90,000	971	950,001	1,000,000	4874	
90,001	100,000	1034		Thereafter each additional			
100,001	120,000	1137		£100,000 (or part thereof)		253	
120,001	140,000	1240		increases the warrant fee by			

Working Out Fee

Please note West Lothian Council may seek evidence for this figure, and make comparisons with established independent indices of building costs such as the B.C.I.S. published by the Royal Institution of Chartered Surveyors

The values are based on the current market values and not DIY costs.

WHEN WORK HAS NOT STARTED PRIOR TO THE APPLICATION	
Conversion Building Warrant application for conversion only, that is without any building work-	150
Demolition Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings-	150
Amendment to Warrant (Value increase by £5000 or under) Amendment to Warrant application where new total estimated value is less than original or is an increase of no more than £5000, OR application for demolition or conversion as above -	100
Amendment to Warrant (Value increase by more than £5000) Amendment to Warrant application where new total estimated value increases by more than £5000- take Fee from table above based on <u>extra value of work</u>	Fee from table above
Amendment for Further Stage of Staged Building Warrants Amendment to Warrant application, unless the estimated value of the works has increased in which case the fee appropriate to that value is payable.	100
Extend Period of Validity of Building Warrant. Application to extend period of validity of building warrant. This must be made prior to building warrant expiring (3 years from date of issue) and are at the discretion of the Council.	100
Facilities Solely for the use of disabled persons Application to provide facilities solely for the use of disabled persons within a dwelling. , e.g. a better way of entering or getting around inside the building or installing sanitary facilities. The fee for this part only will not apply. NOTE: If further works are involved then the value of the works will relate to these other works and the normal fee from the table above apply to this portion of the works. For advice contact the Building Standards Section	NO FEE

WHEN WORK HAS STARTED PRIOR TO THE ORIGINAL APPLICATION BEING SUBMITTED	
Building Warrant Application Based on value of work	200% of fee from table above
Conversion Building Warrant application for conversion only, that is without any building work-	200
Demolition Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings	200

WHEN WORK HAS BEEN COMPLETED AND NO BUILDING WARRANT SUBMITTED	
Completion Certificate Submission Where No Building Warrant Granted Based on value of work	300% of fee from table above
Conversion Building Warrant application for conversion only, that is without any building work-	300
Demolition Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings-	300

DISCOUNTS FOR USING CERTIFIER OF DESIGN OR CERTIFIER OF CONSTRUCTION

Please note that any discount claimed at application stage is dependent on production of the appropriate certificates.

IF THE CERTIFICATES ARE NOT PROVIDED THEN THE COMPLETION CERTIFICATE WILL BE REFUSED UNTIL THE CORRECT FEE IS PAID AND ANY FURTHER VERIFICATION INFORMATION REQUESTED IN LIEU OF THE CERTIFICATES IS PROVIDED AND DEEMED SATISFACTORY.

DISCOUNTS FOR USING CERTIFIER OF DESIGN

VALUE OF WORK		DISCOUNT
£	£	
0	- 5,000	£30
5,001	- 10,000	£40
10,001	- 15000	£50
15,001	- 20,000	£60
20,001	- 50,000	£80
50,001	- 100,000	£100
100,001	or greater	10% of fee

DISCOUNTS FOR USING CERTIFIER OF CONSTRUCTION

VALUE OF WORK		DISCOUNT
£	£	
0	- 5,000	£15
5,001	- 10,000	£15
10,001	- 15000	£20
15,001	- 20,000	£25
20,001	- 50,000	£30
50,001	- 100,000	£35
100,001	or greater	3% of fee