

Building Department Fees 2025 - 2026

Building Construction Industry Training Fund

(0.2% of estimated current value of works over \$20,000)

as per calculations

The building services levy is payable to the local government (also known as a permit authority) when the application is made. The table below sets out the levy in respect to building approval certificates and permits as from 2 April 2012.

Building Services Levy

Building Permit	0.137% of the estimated value of the building work, but not less than \$61.65
Demolition Permit	0.137% of the estimated value of the building work, but not less than \$61.65
Occupancy Permit for approved building work	\$61.65
Building Approval Certificate for approved building work	\$61.65
Occupancy Permit for Unauthorised Building Work	0.274% of the estimated value of the building work, but not less than \$123.30
Building Approval Certificate for Unauthorised Building Work	0.274% of the estimated value of the building work, but not less than \$123.30

Division 1 — Applications for building permits, demolition permits

Application	Fee
Certified application for a building permit	
(a) for building work for a Class 1 or Class 10 building or incidental structure	0.19% of the estimated value of the building work, but not less than \$110.00
(b) for building work for a Class 2 to Class 9 building or incidental structure	0.09% of the estimated value of the building work, but not less than \$110.00
Uncertified application for a building permit	0.32% of the estimated value of the building work, but not less than \$110.00
Application for a demolition permit	
(a) for demolition work in respect of a Class 1 or Class 10 building or incidental structure	\$110.00
(b) for demolition work in respect of a Class 2 to Class 9 building	\$110.00 for each storey of the building
Application to extend the time during which a building or demolition permit has effect	\$110.00



Division 2 — Application for occupancy permits, building approval certificates	
Application	Fee
Application for an occupancy permit for a completed building	\$110.00
Application for a temporary occupancy permit for an incomplete building	\$110.00
Application for modification of an occupancy permit for additional use of a building on a temporary basis	\$110.00
Application for a replacement occupancy permit for permanent change of the building's use, classification	\$110.00
Application for an occupancy permit for a building in respect of which unauthorised work has been done	0.18% of the estimated value of the unauthorised work as determined by the permit authority, but not less than \$110.00
Application for a building approval certificate for a building in respect of which unauthorised work has been done	0.38% of the estimated value of the unauthorised work as determined by the permit authority, but not less than \$110.00
Application to replace an occupancy permit for an existing building	\$110.00
Application for a building approval certificate for an existing building where unauthorised work has not been done	\$110.00
Application to extend the time during which an occupancy permit or building approval certificate has effect	\$110.00
Miscellaneous Fees	
Smoke Alarm Approval Fee	\$179.40
Materials on Street	\$1.00 (per month x m ²)
Park Home Approval	\$177.00
Annexe Approval	\$137.00
Swimming Pool Inspection	\$312.00 (per unscheduled inspection)
Swimming Pool Inspection (charged on rates notice)	\$78.00 (per annum-scheduled)
Plan Search fees	\$77.00
Monthly Building Statistics per annum	\$160.00
Certifying Services	\$201.60 per hour
Inspections	\$201.60 per hour

