



ACT
Government

PLANNING LEASE ADMINISTRATION BUILDING SERVICES

FEES AND CHARGES

2026 - 27

Note: Some of the fees and charges listed in this document may be deemed paid, partially paid, or discounted for club gaming machine licensees that signed a Voluntary Surrender Agreement with the Territory. These licensees should contact Liquor, Racing and Gaming Policy in the Justice and Community Safety Directorate at LRGPolicy@act.gov.au before paying fees and charges listed in this document.

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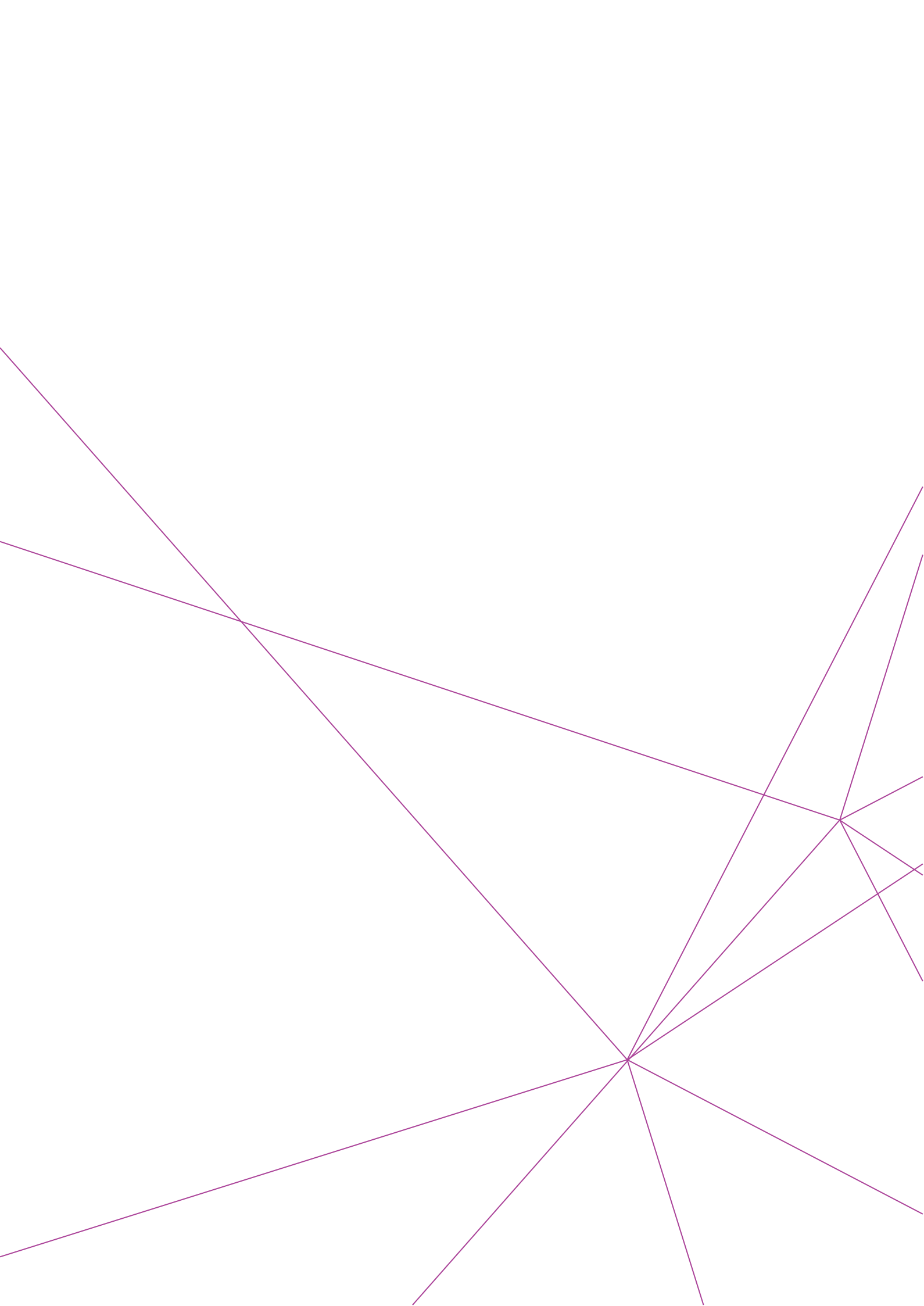
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TERRITORY PLANNING AUTHORITY AND ACCESS CANBERRA

Development application (DA)

Pre-application written advice under Section 165

Pre-lodgement meeting (includes written record of meeting).....	Nil
In all other cases	\$1,562.36
Provision of pre-application advice on development proposals.....	\$413.08

DA submitted for completeness check

The following fees are based on how many failure notices are issued during the completeness check process. Any fees payable will be added to the payment advice once the DA is accepted for lodgement.

Initial lodgement.....	Nil
First failure notice issued	\$240.98
Second failure notice issued	\$719.12
Third failure notice issued	\$1680.59
Fourth failure notice issued.....	\$3,597.03
For each additional notice	\$1,909.99

Note: If a DA is withdrawn and the same or substantially the same proposal is submitted within three months, any completeness check failure fees for the original DA submission are payable before the DA will be accepted for lodgement.

Application for Development Approval

Please note any one or more of the following fees may apply depending on the proposal. Where the cost of work is calculated in accordance with the Building Cost Guide (see below).

BAND	BASE	PLUS
\$0 to \$1,500	\$147.02	Nil
\$1,501 to \$5,000	\$147.02	0.806% of the amount in excess of \$1,500
\$5,001 to \$20,000	\$178.62	0.806% of the amount in excess of \$5,000
\$20,001 to \$100,000	\$307.36	0.585% of the amount in excess of \$20,000
\$100,001 to \$150,000	\$806.70	0.585% of the amount in excess of \$100,000
\$150,001 to \$250,000	\$1,121.36	0.585% of the amount in excess of \$150,000
\$250,001 to \$500,000	\$1747.00	0.438% of the amount in excess of \$250,000
\$500,001 to \$1,000,000	\$2,921.80	0.438% of the amount in excess of \$500,000
\$1,000,001 to \$10 million	\$6,166.79	0.290% of the amount in excess of \$1 million
More than \$10 million	\$34,200.49	0.172% of the amount in excess of \$10 million

In addition to building cost calculated, where the works to be approved include an encroachment.....\$3,486.41

Environmental Significance Opinion (ESO)

Application for Environmental Significance Opinion (ESO)	\$779.95
Development applications where an ESO is provided to support an application that is not a significant development..	\$1,564.82

Note: This fee is charged in addition to any relevant cost of works, subdivision design application or other fees. The fee relates to additional assessment work undertaken to ensure the proposal is consistent with what was proposed in the ESO application, and to ensure that any conditions of the ESO will be met.

Environmental Impact Statement (EIS)

Application for significant development supported by an environmental impact statement (EIS)	
A. Matters specified in Schedule 1, Part 1.2 of the Planning (General) Regulation 2023, Column 1, items 1 to 15 and/or	\$46,159.89
B. Matters specified in Schedule 1, Part 1.2 of the Planning (General) Regulation 2023:	
i. column 1, items 16 to 21	\$17,348.69
ii. column 1, items 22 to 25	\$3,472.14
or	
C. Applications with no specific schedule 1, Part 1.2 of the <i>Planning (General) Regulation 2023</i> trigger	\$3,472.14

Note: Significant applications supported with an EIS fees are charged in addition to any relevant cost of works, subdivision design application or other fees.

EIS scoping document preparation	\$1,629.18
Public notification of draft EIS.....	\$1,501.62

Major subdivision design applications (estates) Initial application, Amendment to a DA/approval (Section 168 & 205)

De-gazettal of roads associated with a DA.....	\$1,887.93
Involving gazettal of roads.....	\$1,421.42
Plus for each block	\$80.20
Not involving new roads.....	\$811.55
Plus for each block	\$64.43
Amendment to approved estate development plan	\$1,421.42
Plus per block affected by the amendment	\$80.20

Recovery of Inquiry Panel costs

Actual direct and indirect costs incurred in the conduct of an inquiry.

Crown lease variation component types

Lease variation, consolidation, subdivision	\$2,732.33
For each additional component.....	\$362.02

Variation of a unit title lease

To vary a lease by a single application which affects more than one unit in the same units plan	
For one unit	\$2,732.33
Plus for each additional unit	\$555.19

Vary area in a lease

To reduce the area of the land comprised in the lease, in accordance with lease conditions Nil

Subdivision/consolidation

For a grant of a new rural lease associated with an application for the purpose of effecting a consolidation of Territory land Nil

For other leases, for the grant of new lease for the purpose of effecting a subdivision or consolidation of Territory Land Nil

Home business — when development approval is granted.

Use of land for a home business within the meaning of the Territory Plan for approval to carry out a home business for 1 year \$1,324.23

For each additional year up to 4 years \$80.20

Application for exemption declaration under schedule 1, section 1.131 of the *Planning (Exempt Development) Regulation 2023*

For exemption for non-compliant single dwelling \$728.96

Mining activities

To carry out mining activities \$8,097.25

Applications for development approval in relation to use for otherwise prohibited development.

In addition to applicable application for development fee (see page 3) \$3,619.16

Amendments to DA/approval (section 168 & section 205)- does not include Estate Development Plans

When requested by the Territory Planning Authority or the ACT Civil and Administrative Tribunal (A letter from the Authority or ACAT requesting the information must be shown when lodging the amendment) Nil

When lodged at the request of the applicant/lessee

Application lodged which did not trigger a significant development, Single residential and development co on individual residential units within a unit complex (for first amendment) plus applicable notification fee. \$382.71

All other amendments for first 5 listed amendments plus applicable notification fee \$953.81

Plus each additional amendment \$120.26

Application lodged as a significant development for first 5 listed amendments plus applicable notification fee \$3,469.75

Plus each additional amendment \$120.26

Application for reconsideration

Application under Section 198 \$413.08

Application for reconsideration of a lease variation charge (LVC) determination \$4,394.27

Public notification

Some public notification elements exempt, as outlined in section 37 and 38 of the Planning (General) Regulation 2023. ...
..... \$371.78

Notification of all other developments (includes one sign) \$1,501.62

For each additional small size sign per block \$241.76

For each additional large size sign per block \$377.85

Lease search

Charged on all development applications on leased land (other than single residential applications) \$48.98*

Refunds of Development Applications

If the application is withdrawn prior to assessment or public notification of the DA, a full refund is payable less an administrative fee to cover processing.

Administrative fee..... \$116.64*

If the application is withdrawn after assessment or public notification has begun, the refund will be 50% of the fees paid for the components which are being processed and all fees for the components for which assessment has not commenced.

Administrative fee..... \$116.64*

Copies of Documents, Plans and extracts

For Public Register documents and plans photocopying charges only apply

per A4 page Printed.....	\$0.51*
per A3 page Printed.....	\$0.89*
per A2 or larger page black and white Printed.....	\$24.50*
per A4 page colour Printed.....	\$3.86*
per A3 page colour Printed.....	\$9.06*
per A2 or larger colour Printed.....	\$29.62*

For Public Register documents and plans copied to USB

Public Register documents and plans copied to USB..... \$29.62*

If not electronic

Hard copy File Retrieval & Documents Fee..... \$29.62*

* Indicates that there is a GST component to the fee.

Concessional leases

Application for decision for whether lease is concessional	\$1,794.76
Varying concessional lease to remove concessional status.....	\$3,472.14

Direct grant of leases

Application for the direct grant of a lease

Sites other than for community groups or rural land	\$14,644.35
For community groups e.g. religious groups or clubs.....	\$3,661.69
For rural land associated with an application under Section 289	Nil
For rural land.....	\$3,661.69
For Territory, Territory Entity and Commonwealth Entity	\$3,661.69

Refund

When the applicant does not meet the eligibility requirements: full refund less administrative fee.....	\$113.79*
When the agency responsible cannot find a suitable site: 50% refund of application fee paid	

Application grant of a further lease

Residential

For the term not exceeding the term of the existing lease for residential purposes.....	\$36.97
Plus for each additional unit.....	\$211.39
For a term exceeding the term of the existing lease for residential purposes	\$4,780.66
Plus for each additional unit.....	\$211.39

Rural

Rural purposes	\$536.97
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Other than residential or rural

Term not exceeding the term of the existing lease	\$1,852.71
Plus for each additional unit.....	\$211.39
Term exceeding the term of the existing lease	\$4,780.60
Plus for each additional unit.....	\$211.39

Land rent payout

Land Rent Payout applications for residential applications seeking to use the current UVC	\$2,031.27
Land Rent Payout applications for residential applications seeking to use the current UVC and the applicant is a solicitor.....	\$1,276.58
Other	\$2,732.33

Cancellation fee for settlement of land rent payouts

First cancellation.....	\$240.98*
Second cancellation.....	\$311.87*
Third cancellation.....	\$358.32*
Fourth and each subsequent cancellation.....	\$479.42*

* Indicates that there is a GST component to the fee.

Application for grant of a licence to occupy or use Territory land

That is not public land as specified in Schedule 3 of the *Planning Act 2023*. Short-term commercial use for restricted clientele:

Application	\$61.97
Part day	\$106.89
Whole day	\$154.32

Application for grant of a licence to occupy or use a nature strip

That is not public land in respect of nature strips (nature strip means the area of land from the kerb of the road to the block boundary).

Works associated with development of nature strip	Nil
Storage of building materials (established residential only)	\$61.97
Plus surcharge per week or part there of for the duration of use	\$55.89
Business promotion (e.g. private enterprise land development advertisement)	\$61.97
Plus surcharge per week or part there of for the duration of use	\$55.89
Other uses	\$61.97
Plus surcharge per week or part there of for the duration of use	\$55.89

Grant of a licence to occupy or use unleased Territory land

For community groups e.g. religious groups or clubs	\$1,949.91
Other except for grazing and community gardens	\$4,048.01
When the land is used for grazing stock	Nil
To locate secure storage waste enclosures/Grease Traps	Nil
When the land is used for a community garden as defined in regulations	Nil

Application to vary an existing licence to occupy or use unleased Territory land

Application for Deed of Variation for groups other than grazing and community organisations

Fee	\$2,031.27
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Other land and planning

Issue of certificate of compliance

Single residential including dual occupancy and individual units within a staged unit development	\$78.97
Other than single residential	\$280.65

Lease preparation fees

Fee	\$1,882.90
For crown lease where the original has been lost prior to registration at the Land Title office	\$474.28

Lease conveyancing enquiries- Residential

Standard electronic enquiry (4 working days turnaround)	\$118.55
Urgent electronic enquiry (24 hour turnaround)	\$194.63*
Standard enquiry (4 working days turnaround)	\$132.74
Urgent standard enquiry (24 hour turnaround)	\$213.94*

* Indicates that there is a GST component to the fee.

Lease conveyancing enquiries– Non-Residential

Standard electronic enquiry (4 working days turnaround).....	\$238.44
Urgent electronic enquiry (24 hour turnaround)	\$389.22*
Standard enquiry (4 working days turnaround)	\$264.20
Urgent standard enquiry (24 hour turnaround).....	\$427.88*

Consent to transfer a lease

Or assign a lease or an interest in a lease.....	\$544.26
When the applicant is an agency of the ACT Government.....	Nil
To sublease all or part of the land contained in a lease	\$544.26
For the first transfer from the developer	Nil

Consent to transfer a lease submitted for completeness check

First failure of completeness check.....	\$79.95
Second failure of completeness check.....	\$158.50
Third failure of completeness check.....	\$260.34
Fourth and each subsequent failure of completeness check.....	\$519.41

Examination of survey plans

Following amendment to lease documents at lessee's request

Base fee.....	\$1,683.97
Plus for each additional block.....	\$297.86

Provision of lease advice

Including but not limited to motor vehicle dealer licence, liquor licence and advice to certifiers for building approval

Fee	\$210.07
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Certified Copies

For certificates (eg compliance, certificate of occupancy) motor vehicle dealer advice

and liquor licence advice (file retrieval and first document).....	\$63.17
For each subsequent certified document.....	\$9.06

Attendance fee for an officer to attend settlement/registration

First attendance (excluding registrations)	\$240.98*
Second attendance	\$310.60*
Third attendance	\$359.59*
Fourth and subsequent attendance	\$479.42*

Attendance fee for an officer to attend registrations

Scheduled weekly attendance	NIL
Times outside scheduled weekly attendance.....	\$505.23

* Indicates that there is a GST component to the fee.

Extension of time to Crown lease building and development provision

For the period of extension prior to 31 March 2008 for each 3-month period

or part thereof per provision\$187.09

For the period of extension post 31 March 2008, the calculation of this fee is based on the formula in the *Planning (General) Regulation 2023*.

Extension of time

Extension of time application processing fee

Single residential crown leases.....\$357.18

Other crown leases.....\$642.69

NOTE: if the fee determined for the period of extension is greater than application fee, the application fee will be deducted from the EOT fee determination.

Extension of time application processing fee–

(claims hardship under section 374 of the *Planning Act 2023*) Single residential crown leases\$430.09

Other crown leases.....\$714.35

Orders

Application for Controlled Activity Order

Residential Zone 1\$219.92

Residential Zone 2\$292.80

Residential Zone 3\$438.60

Residential Zone 4\$586.79

Residential Zone 5\$732.58

All other zones.....\$512.67

On site advice (not elsewhere specified)

Advice requiring onsite inspection.....\$439.47*

Unit title developments

Two-unit residential developments

Fee.....\$2,851.52

Two unit commercial or mixed use and all three- and four-unit developments

Un-staged.....\$4,259.68

Staged.....\$5,407.90

Four or more-unit developments

Un-staged – per additional unit.....\$289.75

Staged – per additional unit.....\$335.78

Development from un-staged to staged

Fee to be paid if an application is amended from un-staged to staged.....\$1,542.19

For each unit in excess of 4 units.....\$65.65

Application to amend a staged development statement

After approval but prior to registration of the units plans.....	\$1,282.26
After registration of the units plans and prior to the completion of the development	\$2,569.92

Amending an existing Units plan

Unit entitlement authority.....	\$1,282.26
Boundary authority	\$2,569.92
Cancellation authority	\$4,281.35

Attendance fee for site inspection lease

(for unit title applications lodged prior to 1 September 2010)

First inspection	Nil
Second and subsequent inspections	\$148.24

Other

Lapse of endorsement of units plan after 3 months.....	\$157.05
Provisional Building Damage Order Certificate	\$209.88

Appoint unit title works assessor

Per unit.....	\$652.61
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Territory Plan variation and planning studies

Initial administrative charges	\$2,140.62
Final administrative charges– after the report is concluded, the variation is warranted and before the public notification	\$4,288.54

Community title

Residential developments

Where the number of proposed lots is 3

Un-staged.....	\$2,568.52
Staged	\$3,210.33

Where the number of proposed lots is more than 3–fee per additional lot

Un-staged.....	\$315.49
Staged	\$361.53

Commercial or Mixed-Use developments

Where the number of proposed lots is 3

Un-staged.....	\$3,210.33
Staged	\$3,852.13

Where the number of proposed lots is more than 3–fee per additional lot

Un-staged.....	\$315.49
Staged	\$361.53

Lapse of endorsement and/or authorisation

For community title scheme after 3 months	\$148.90
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Amendment of a community title scheme after registration

Where the number of lots is 3.....	\$1,282.26
Plus for each additional lot.....	\$208.48

Spatial services, maps, and plans

Deposited plans including X plans

Single plan.....	\$26.55*
2 or more plans at a single site (limited to 6).....	\$53.09*
Plus for each additional deposited plan over 6 for the same site.....	\$26.55*
Other Plans - per plan.....	\$26.55*

Territory Plan

Territory Plan map.....	\$119.87*
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Examination of Survey Plans–Broad acre only

Base fee.....	\$795.14
Plus for each block.....	\$94.06

Aerial photography(pre-2006) 600 Dpi

Per Photo Emailed.....	\$6.45*
per A4 page Printed.....	\$0.51*
per A3 page Printed.....	\$0.89*
per A4 page – Colour Printed.....	\$3.86*
per A3 page – Colour Printed.....	\$9.06*
per page laminated.....	\$23.23*
per USB.....	\$10.31

Survey control marks

Supply of coordinated reference mark (CRM) plaques.....	\$107.65*
Supply of SR component – stainless steel rods for survey marks.....	\$1,106.45*

Licensing and Registration

Occupational licence completeness check (% of application fee)

Initial lodgement.....	Nil
First failure notice issued.....	15%
Second failure notice issued.....	20%
Each additional failure notice issued.....	25%

Architects' registration

Application fee.....	\$307.25
Annual fee.....	\$347.15
Application for registration where the individual had previously held a registration that expired less than twelve months prior to application.....	\$81.32

* Indicates that there is a GST component to the fee.

Construction Occupations licensing

Application fee for an individual Construction Occupation licence in the Construction Occupation of Builder Class A, B or C (excluding Owner Builder). Where application is made on-line	\$796.89
Application fee for an individual Construction Occupation licence in the Construction Occupation of Builder Class A, B or C (excluding Owner Builder). Where application is made in person or via post	\$845.49
Application fee for an individual Construction Occupation licence in the Construction Occupation of Builder Class D (excluding Owner Builder). Where application is made on-line	\$560.31
Application fee for an individual Construction Occupation licence in the Construction Occupation of Builder Class D (excluding Owner Builder). Where application is made in person or via post	\$615.22
Application fee for an Individual Construction Occupation licence in the Construction Occupation of Building Assessor, Building Surveyor, Electrician, Gas Appliance Worker, Plumbing Plan Certifier Works Assessor, Plumber, Drainer, or Gas Fitter where application is made online.....	\$297.37
Application fee for an individual Construction Occupation licence in the Construction Occupation of Building Assessor, Building Surveyor, Electrician, Gas Appliance Worker, Plumbing Plan Certifier Works Assessor, Plumber, Drainer or Gasfitter where application is made in person or via post.....	\$325.47
Application fee for Construction Occupation licence in the occupation of Owner Builder Class 1 or 2 structure where application is made online.....	\$320.20
Application fee for Construction Occupation licence in the occupation of Owner Builder Class 10a structure only where application is made online.....	\$239.13
Application fee for Construction Occupation licence in the occupation of Owner Builder Class 1 or 2 structure where application is made in person or via post.....	\$344.99
Application fee for Construction Occupation licence in the occupation of Owner Builder Class 10a structure only where application is made in person or via post.....	\$250.11
Application fee for an individual construction Occupation licence where application is made under the principles of mutual recognition.....	\$297.37

Partnership Application

Application for a Partnership or Corporation Construction Occupation licence in the Construction Occupation of Builder where application is made online.....	\$667.35
Application for a Partnership or Corporation Construction Occupation licence in the Construction Occupation of Builder where application is made in person or via post.....	\$733.92
Application for a Partnership or Corporation Construction Occupation licence in the occupation of Building Surveyor, Electrician, Plumbing Plan Certifier, Works Assessor or one or more of the following; Plumber, Drainer, Gasfitter where application is made online	\$186.37
Application for a Partnership or Corporation Construction Occupation licence in the occupation of Building Surveyor, Electrician, Plumbing Plan Certifier, Works Assessor or one or more of the following; Plumber, Drainer, Gasfitter where application is in person or via post.....	\$204.26

Licence Renewal

Licence term fee for a period of one (1) year for one of the following Construction Occupations only Building Assessor, Electrician, Gas Appliance Worker, Plumbing Plan Certifier Works Assessor, Or one or more of the following; Plumber, Drainer, Gasfitter	\$235.46
Licence term fee for a period of one (1) year for an individual Construction Occupations licence in the occupation of Builder (other than Owner-Builder class) and Building Surveyor.....	\$420.53
Licence term fee for a period of one (3) years for one of the following Construction Occupations only Electrician, Gas Appliance Worker, or one or more of the following; Plumber, Drainer, Gasfitter.....	\$497.10
Licence term fee for a period of one (3) years for an individual Construction Occupations licence in the occupation of Builder (other than owner builder)	\$1139.36

Other Fees

For a licence under any Construction Occupation or license class for inspectors employed by the Territory

Licence application fee.....	Nil
Licence fee.....	Nil

Application Fee for a Construction Occupations licence that has expired where the date of licence expiry is not greater than twelve (12) months and is in one of the following Construction Occupations Building Assessor, Building Surveyor, Plumbing Plan Certifier Works Assessor	\$79.13
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Application Fee for a Construction Occupations licence that has expired where the date of licence expiry is not greater than five (5) years and is in one of the following Construction Occupations only Builder Class D (excluding Owner Builder class), Electrician or Gas Appliance Worker	\$79.13
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Application Fee for a Construction Occupations licence that has expired where the date of licence expiry is not greater than five (5) years and is in one or more of the following Construction Occupations only Drainer, Gasfitter and Plumber	\$79.13
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Application Fee for a Construction Occupations licence only Builder Class A, B or C that has expired where the licence expired other than as a result of occupational discipline or refusal to renew the licence and the date of licence expiry is not greater than twelve (12) months	\$79.13
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Adjustment Fee for an Individual, Corporation or Partnership that has multiple occupational licences who may choose to bring expiry dates into alignment. Fee payable for all Construction Occupations per month	\$30.66
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Replacement licence or registration card.....	\$62.53
Change of details requiring a new licence card	\$62.53
Appointment/revocation of nominee	\$101.55
Application for specialist building work endorsement.....	\$302.51
Application for backflow prevention testing	\$80.42
Application for gas appliance work.....	\$80.42

Refunds

Licence applications if application is withdrawn prior to assessment of the licence application

Full refund is payable less administrative fee	\$116.64*
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Professional Engineers registration

Application fee for initial registration (online)	\$214.66
Application fee for initial registration (via post)	\$261.46
Application fee for mutual recognition registration	\$214.66
Application fee for renewal of registration (online)	\$214.66
Application fee for renewal of registration (via post)	\$261.46
Registration fee (3 years) (paid on initial registration and renewal).....	\$354.19

Registrations issued for less than 3 years calculated in accordance with the following formula

The fee payable for a registration issued for a period less than 3 years is the amount worked out in accordance with the following formula:

$(F/36) \times N$ where **F** is the 3-year registration fee; and **N** is the number of months, and part months, rounded up to the nearest number of whole months for which the registration is to be issued or renewed.

Regulated Swimming pools

Application fee for seeking a Ministerial exemption on the grounds that there are documented plans to demolish the regulated swimming pool\$241.49

Application fee for seeking a Ministerial exemption on the following grounds:\$348.82

- Require approval under the Urban Forest Act 2023 to remove a protected tree
- Significant adverse effect on the heritage significance of a place or object registered under the Heritage Act 2004
- Person with a disability is, or is to become, an occupier of the premises on which the regulated swimming pool is situated

Application fee for seeking a Ministerial exemption on the grounds premises is unable to physically accommodate a safety barrier compliant with the prescribed safety standard\$617.15

Fee for a second and subsequent reissue of an existing valid exemption certificate\$26.83

Fee for lodging a compliance certificate with government\$41.80

Application fee for appointment as an authorised person.....\$80.50

Land Surveyors' registration

Application for initial registration.....\$767.86

Issue registration certificate\$165.74

Annual registration.....\$640.86

Application for reciprocal registration from overseas\$963.98

Application for reciprocal registration from interstate\$767.86

* Indicates that there is a GST component to the fee.

Building and training levy

Building levy (includes some electrical, hydraulic and gas fees for work associated with a building approval issued on or after 1 July 2011)

The Building Levy applies to all Building approvals lodged by private certifier. Additional amounts may be payable.

Building levy including building work in relation to one or more of: a class 1 building, class 1 part of a building, class 2 building or class 2 part of a building..... 1.45% of the total cost of work
Building levy including building work that does not include building work in relation to one or more of: a class 1 building, class 1 part of a building, class 2 building or class 2 part of a building 1.33% of the total cost of work

Training levy

The building and construction industry training levy applies to work requiring building approval and with a value of \$10,000 or greater

Training levy..... 0.2% of the total cost of work

Note: the cost of work is the cost determined by the Construction Occupations Registrar under section 11 (1) (a) of Building (General) Regulation. The building surveyor who is appointed as building certifier for the relevant building approval is responsible for ensuring building levy and training levy is paid within 14 days of building approval being granted.

Building approval lodgement completeness check

The following fees are payable by the building surveyor who is appointed as building certifier for the relevant building approval.

First failure notice issued	\$231.98
Second failure notice issued	\$695.96
Third failure notice issued	\$1,625.14
Fourth failure notice issued.....	\$3,481.01
Plus for each additional failure notice issued	\$1,846.81

Late Lodgement of Building Approvals and Amendments

The following fees are payable by the building surveyor who is appointed as building certifier for the relevant building approval.

Building Approval Documents are not submitted in accordance with the requirements of section 28A(4) of the Building Act.....	\$78.61
Amended Building Approval documents are not submitted in accordance with the requirements of section 33(3) of the Building Act.....	\$78.61

Existing work

For existing work that has been completed without any approvals - standard building and training levy fee PLUS 50% of the calculated building levy or minimum fee whichever is the greater.

Minimum fee.....\$132.70

Cost of building work to be calculated using the Building (Cost of Building Work) Determination current at the time of registration.

Completion of Building Work

For work that has not been completed within the statutory timeframe (building approval lapsed) – standard building and training levy based on the cost of the work that has not been complete or minimum fee whichever is the greater.

Minimum fee\$132.70

Cost of building work to be calculated using the building (Cost of Building Work) Determination current at the time of registration.

Building levy when amendments are made to approved plans

For amendments to approved plans\$28.42

Building levy when approved plans require more details to be submitted

For details to approved plans\$28.42

Lifting stop work notices

Fee.....\$292.48

Certificate of Occupancy and Use – Issued under Subsection (2B)

Fee.....\$361.53

Refund of building levy fees– Note: completeness check fees are non-refundable

Residential and commercial

If the owner of a land parcel applies for a refund of building levy fees paid in respect of a building approval granted in relation to the land, a refund may be given on the following terms.

- the application must verify that the relevant certifier has cancelled the building approval and that
- none of the building work has commenced; and
- the certifier has not carried out inspections of that work under the Building Act; an administrative fee will be charged

Administrative fee \$116.64**

Note: if building levy is less than the administrative fee no refund will be issued.

Certificate of Regularisation

A Certificate of Regularisation authorises the continuing occupancy of a building that was constructed by the Commonwealth or ACT Government without requiring approval or a Certificate of Occupancy under section 69 of the Act and has now been sold, or is to be sold. The fee is based on the value of the building at the time the application is made.

WHERE THE VALUE OF WORK IS	BASE CHARGE	PLUS
\$0 to \$10,240	\$134.09	
\$10,241 to \$20,000	\$134.09	0.89% of the amount in excess of \$10,240
\$20,001 to \$150,000	\$250.45	0.71% of the amount in excess of \$20,000
\$150,001 to \$250,000	\$1,515.10	0.71% of the amount in excess of \$150,000
\$250,001 to \$500,000	\$2,485.93	0.67% of the amount in excess of \$250,000
\$500,001 to \$1,000,000	\$4,753.96	0.47% of the amount in excess of \$500,000
\$1,000,001 to \$10 million	\$7,992.70	0.30% of the amount in excess of \$1 million
More than \$10 million	\$45,166.88	0.14% of the amount in excess of \$10 million

Certificate of Regularisation and Conditional Regularisation Certificate

Commissioner of Housing – per instance	\$361.53
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Government building certification

Single dwelling	\$867.90
Multi-unit dwelling – per unit	\$652.61
Commercial – of the value of the outstanding work	0.5%
Government certifier reinspection of non-complying work – per inspection	\$135.42

Gas

The following fees apply to work that does not require building approval and for works where a building approval was granted prior to 1 July 2011 and for re-submission of Gas Commencement Notices after cancellation.

Gas compliance work

For a new building or structure of class 1 and/or an associated structure of class 10a.

This includes dual occupancy or free-standing multi-unit development.

A fee applies for each new meter installed

.....	\$302.79
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To replace, extend or modify the consumer piping system in an existing building or structure of class 1 and/or an associated structure of class 10a. This includes dual occupancies and free standing

Multi-unit development per notice

.....	\$33.94
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For a new building or structure of class 2 apartments or units (multi-unit developments). For a residential/unit complex where each apartment/unit has sole-occupancy and the apartment/units are located above each other or side by side.

Per gas meter or unit (apartments)

.....	\$302.79
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Note: if a main meter is installed for a central boiler system or the like, the fee is determined by the mega joule rating of the meter. (See below)

To replace, extend or modify the gas installation in an existing Class 2-10 Building (Commercial Class 10 only).

Per gas meter or unit (apartments)

.....	\$302.79
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Note: This does not include replacement of Type A gas appliance (minor work)

For new work associated with a Building Approval issued on or after 1 July 2011.....

NIL

Commercial building gas fitting work to class 2–10

(Where the class is not associated with a building or structure of class 1).

Fee based on mega joule loading per individual gas meter

Up to 500	\$672.23
501 to 900	\$1008.90
901 to 2000	\$1,681.13
2001 to 4000	\$3,360.91
4001 to 8000	\$5,041.97
8001 to 10000	\$6,721.70
10001 or more	\$8,409.68

For commercial kitchen or laundry

Up to 2.....	\$672.18
3 to 6.....	\$1008.90
6 or more	\$1008.90
In addition, for each in excess of 6.....	\$84.20

Lodgement of Type B Technical Submissions- these fees are not included as part of the building levy and are payable at the time of lodgement

Per appliance for a domestic premises	\$271.58
Per appliance for a commercial premises.....	\$907.46
Per commercial premises (each additional identical appliance in the same submission as above)	\$271.58
Flue design approval request.....	\$362.97
Notification of Medical Gas installation – <i>Not associated with a Building Approval</i>	\$302.79

Hydraulics

The following fees apply to work that does not require building approval and for works where a building approval was granted prior to 1 July 2011 and for re-submission of Hydraulic Applications after cancellation.

Hydraulics applications

Start of work notice

For plumbing or drainage (For up to 12 fixtures)	\$302.79
In addition for each fixture in excess of 12	\$22.74
For irrigation (Class 1 buildings only).....	\$142.55
For minor works (where the work is not new, and the cost of the work is less than \$1,000.00)	
Per notice.....	\$33.94

Plan registration

For new work associated with a building approval issued on or after 1 July 2011	NIL
For work not associated with a building approval (including amendments to a registered plan).....	\$142.55
Resubmission of a rejected residential plan (Including work associated with a building approval issued on or after 1 July).....	\$142.55

Hydraulic inspection refunds–residential and commercial

If a start of work notice is withdrawn prior to inspection, all inspection fees paid will be refunded less the administration fee.....	\$117.48*
If a start of work notice is withdrawn after inspection, no inspection fees will be refunded.	

Backflow prevention devices

Registration of backflow test per report	\$30.94
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Investigative inspection

Inspection not in connection with current plumbing or drainage work.....	\$161.09*
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Electrical

The following fees apply to work that does not require building approval and for works where a building approval was granted prior to 1 July 2011.

Additions and alterations

Per notice.....	\$35.28
Repairs per notice	NIL

* Indicates that there is a GST component to the fee.

Wiring work for a new building or structure as described in the Electrical Start of Work Notice form

For class 1 and/or an associated structure of class 10a***	\$302.79
For class 2 to 10 (where the class 10 is not associated with a building or structure of class 1): per switchboard, distribution board, floor level or unit***	\$302.79
Related to consumer mains or sub-mains in an existing building or structure of class 1 and/or an associated structure of class 10a***	\$302.79
For new work associated with a building approval issued on or after 1 July 2011	NIL

Plumbing, gas, and electrical reinspection's

First.....	\$302.79
Second.....	\$604.29
Third	\$1,208.59
All subsequent reinspection's.....	\$2,417.16

After hours inspections

Out of hours inspections - minimum fee	\$466.56*
Plus per hour for each hour in excess of 4 hours	\$117.29*
Out of hours inspections (weekends and public holidays) - minimum fee.....	\$655.83*
Plus per hour for each hour in excess of 4 hours	\$141.95*

Other building, electrical and plumbing

Search of records

Hydraulics plan Search	\$29.62*
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Building File Search

For file retrieval and documents- for single residential blocks and individual units only)	\$47.71*
For file retrieval and documents for Multi-unit and non- residential blocks	\$70.89*
Building File Search - Information/Single Page	\$29.71*

per A4 page Printed.....	\$0.51*
per A3 page Printed.....	\$0.89*
per A2 page or larger Printed	\$24.50*
per A4 page – colour Printed.....	\$3.86*
per A3 page – colour Printed.....	\$906.00*
per A2 page or larger – colour Printed.....	\$29.62*
Certified copy of document (file retrieval and first document)	\$63.17*
PLUS for each subsequent certified document	\$9.06*

Energy rating information package

Energy efficiency rating package file retrieval and copies of relevant documentation.....	\$47.71
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* Indicates that there is a GST component to the fee.

*** Please refer to the Electricity Safety (Fees) Determination 2019 schedule.

Building Depreciation Information for tax purposes

Multi-unit, dual occupancy and single residential.....	\$114.70*
Non-residential.....	\$229.39*

Building conveyancing and electrical and plumbing enquiry

File retrieval and search. Provision of a written statement and copies of relevant documentation if available. Note: fast track application will only be accepted when the government has the resources to deliver the service.

Residential

Excluding head lease of multi-residential units	\$119.87
Fast track (processed by COB next business day).....	\$384.08*
Hydraulics plan retrieval	\$29.62*

Non-residential

Including head lease of multi-residential units	\$237.11
Fast track (processed by COB next business day).....	\$770.71*
Hydraulics plan retrieval	\$70.89*

Confirmation of building or development approval exemption

Confirmation of Development and or Building Approval Exemption' to existing construction. Retrieval of building file and filing of exemption notice.

Per individual notice.....	\$27.48
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Miscellaneous

Energy Rating Submissions

Energy efficiency rating statement lodgement fee for the Civil Law (Sale of Residential Property) Act 2003 or Residential Tenancies Act 1997	\$43.42
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Energy efficiency certificate lodgement fees

For a class 2 sole occupancy unit or class 4 part of a building for compliance with the Building Act 2004 (up to and including 5 resubmissions/revisions).....	\$40.87
For class 1 and associated class 10 buildings (up to and including 5 resubmissions/revisions)	\$57.46

Energy efficiency rating, energy efficiency rating statement or energy efficiency certificate resubmission fee

For more than 5 resubmissions/revisions for new building work, second and subsequent resubmissions for sale or lease of property	\$57.46
Application for additional software endorsement.....	\$80.42

* Indicates that there is a GST component to the fee.

General

Account-keeping fee (per month per account).....	\$15.50*
Dishonored cheque fee.....	\$73.48*
Administration fee for cancellation/withdrawal of conveyancing or energy rating information requests and building or development searches.....	\$29.62*

Bushfire Emergency Fees

The following fee determinations apply to application to undertake a development, building approval and lodgment of documents under the [Water and Sewerage Act 2000](#) if it:

- A. relates to a parcel of land on which a building or structure was destroyed or damaged by fire, associated with the bushfire emergency that began on the 18 January 2003 and ended on the 28 January 2003; and
- B. is for the erection or alteration of a building or structure that replaces a building or structure of the same kind that was located on the land immediately before the beginning of the bushfire emergency and was damaged during the bushfire; and
- C. would not result in an increase in the number of dwellings on the land

These fees do not apply:

- A. If at any time the application for development or building approval is made, the person who was the lessee of the land at the beginning of the bushfire emergency is no longer the lessee of the land; but
- B. if before the beginning of the bushfire emergency, a person had entered into an agreement with the lessee of the land giving the person a right to transfer of the lease, but no transfer had been registered under the [Land Titles Act 1925](#) in accordance with the agreement, the person is taken to be the lessee of the land at the beginning of the emergency.

Development Application	Nil
A. the erection, alteration or demolition of a building or structure on or under the land	
B. the carrying out of earthworks or other constructions work on or under the land	
C. the carrying out of work that would affect the landscaping of the land except where the land is leased for residential purposes only and is not specified in the Heritage Places Register, or an Interim Heritage Places Register, as a Heritage place	
Building Levy.....	Nil
Training Levy.....	Nil

Hydraulics Fees

A start of work notice relating to not more than 9 plumbing fixtures.....	Nil
A start of work notice relating to drainage.....	Nil
A start of work notice relating to minor works if the work is not new and the cost is less than \$1,000.....	Nil
A start of work notice relating to irrigation for a class 1 building.....	Nil
A plan, including an amendment to a registered plan and the re-lodgment of a rejected residential plan	Nil

Other Fees

Certified copies of certificates including Compliance, Section 28DA, Motor Vehicle Dealer advice and Liquor Licence advice, etc	Nil
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* Indicates that there is a GST component to the fee.

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