

The Building (Prescribed Fees) (Amendment) Regulations (Northern Ireland) 2022

Dwellings (Tables to schedule 1)					<i>Explanation to Schedule 1</i>
No of Dwellings <250m²	Plan Fee (i)	Inspection Fee	“Additional” Dwelling Types		
1	121.50	283.50			<p>Schedule 1 relates only to dwellings less than 250m² (total internal floor areas of all storeys excluding the floor area of any integral garage or carport)</p> <p>Fees for dwellings greater than 250m² are calculated using an estimated cost (table to Schedule 3) and include the dwelling and garage.</p> <p>The Plan Fee (i) to the left has been calculated using one house type. When additional house types are included in the application add to the plan fee the amount indicated on the right for “additional” Dwelling Types. Applications exceeding 19 additional types add £94.50 for each additional type.</p> <p>When the number of dwellings in the application exceeds 20. The Plan Fee is £907.20 plus £16.20 for each dwelling in excess of 20 and the Inspection Fee is £4,221.45 plus £148.50 for each dwelling in excess of 20.</p>
2	186.30	550.80	1	105.30	
3	251.10	818.10	2	210.60	
4	315.90	1,085.40	3	315.90	
5	380.70	1,352.70	4	421.20	
6	429.30	1,588.95	5	526.50	
7	477.90	1,825.20	6	631.80	
8	526.50	2,061.45	7	737.10	
9	571.10	2,297.70	8	842.40	
10	623.70	2,533.95	9	947.70	
11	653.40	2,722.95	10	1,048.95	
12	683.10	2,911.95	11	1,150.20	
13	712.80	3,100.95	12	1,251.45	
14	742.50	3,289.95	13	1,352.70	
15	772.20	3,478.95	14	1,453.95	
16	799.20	3,627.45	15	1,555.20	
17	862.20	3,775.95	16	1,656.45	
18	853.20	3,924.45	17	1,757.70	
19	880.20	4,072.95	18	1,858.95	
20	907.20	4,221.45	19	1,960.20	

Small Buildings, Extensions and Alterations (Table to Schedule 2)	Plan Fee	Inspect Fee	Notice Fee	Reg Fee	<i>Explanation to Schedule 2</i>
Erection of a detached garage or carport or both having a floor area between 30m ² & 40m ² (<30m ² exempt from Regulation)	113.40	-	-	136.08	Floor area relates to finished internal faces of walls
The installation of an unvented hot water system where it is not part of a larger project	81	-	81	97.20	Any additional alteration works not included in works covered by the schedule may require additional fees as per table to schedule 3
The extension of a dwelling the total floor area does not exceed 20m ²	162	-	162 *	194.40	
The extension of a dwelling the total floor area exceed 20m ² but does not exceed 40m ²	81	162	-	291.60	Where more than one extension is proposed the aggregate of the floor area of all proposed may be included for determining fees.
The extension of a dwelling the total floor area exceed 40m ² but does not exceed 60m ²	97.20	194.40	-	349.92	
Any extension or alteration of a dwelling consisting of the provision of one or more rooms in the roof space	97.20	194.40	291.60**	349.92	
Replacement of an existing combustion appliance in a dwelling	84.93	-	84.93	101.92	* Extensions by Building Notice only for floor area less than 10m ²
Installation or extension of a heating system in a dwelling	113.24	-	113.24	135.89	** Extension/Alteration by Building Notice only for floor area less than 3m ²
Installation of a microgeneration technology in or on an existing dwelling	113.24	-	113.24	135.89	<i>Inspect denotes Inspection Notice denotes Building Notice Reg denotes Regularisation</i>

BUILDING REGULATION FEES

Works Requiring An Estimated Cost (Table To Schedule 3)

<i>Estimated Cost</i>	<i>Plan Fee</i>	<i>Inspection Fee</i>	<i>Total Fee</i>	<i>Building Notice Fee</i>	<i>Regularisation Fee</i>
n.m.t. £2000	£60.00	Nil	£60.00	£60.00	£72.00
£2001 - 5000	£150.00	Nil	£150.00	£150.00	£180.00
From £5001 - £20,000 the total fee is based on a total fee of £150 + £10.00 for each £1000 (or part there of) of cost over £5000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee respectively.					
£5001 - £6000	£40.00	£120.00	£160.00	£160.00	£192.00
£6001 - £7000	£42.50	£127.50	£170.00	£170.00	£204.00
£7001 - £8000	£45.00	£135.00	£180.00	£180.00	£216.00
£8001 - £9000	£47.50	£142.50	£190.00	£190.00	£228.00
£9001 - £10,000	£50.00	£150.00	£200.00	£200.00	£240.00
£10,001 - £11,000	£52.50	£157.50	£210.00	£210.00	£252.00
£11,001 - £12,000	£55.00	£165.00	£220.00	£220.00	£264.00
£12,001 - £13,000	£57.50	£172.50	£230.00	£230.00	£276.00
£13,001 - £14,000	£60.00	£180.00	£240.00	£240.00	£288.00
£14,001 - £15,000	£62.50	£187.50	£250.00	£250.00	£300.00
£15,001 - £16,000	£65.00	£195.00	£260.00	£260.00	£312.00
£16,001 - £17,000	£67.50	£202.50	£270.00	£270.00	£324.00
£17,001 - £18,000	£70.00	£210.00	£280.00	£280.00	£336.00
£18,001 - £19,000	£72.50	£217.50	£290.00	£290.00	£348.00
£19,001 - £20,000	£75.00	£225.00	£300.00	£300.00	£360.00
From £20,001 - £100,000 the total fee is based on a total fee of £300 + £8.00 for each £1000 (or part there of) of cost over £20,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee respectively.					
£20,001 - £21,000	£77.00	£231.00	£308.00	£308.00	£369.60
£21,001 - £22,000	£79.00	£237.00	£316.00	£316.00	£379.20
£22001 - £23,000	£81.00	£243.00	£324.00	£324.00	£388.80
£23,001 - £24,000	£83.00	£249.00	£332.00	£332.00	£398.40
£24,001 - £25,000	£85.00	£255.00	£340.00	£340.00	£408.00
£25,001 - £26,000	£87.00	£261.00	£348.00	£348.00	£417.60
£26,001 - £27,000	£89.00	£267.00	£356.00	£356.00	£427.20
£27,001 - £28,000	£91.00	£273.00	£364.00	£364.00	£436.80
£28,001 - £29,000	£93.00	£279.00	£372.00	£372.00	£446.40
£29,001 - £30,000 etc	£95.00	£285.00	£380.00	£380.00	£456.00

From £100,001 - £1,000,000 the total fee is based on a total fee of £940 + £5.00 for each £1000 (or part there of) of cost over £100,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee respectively.

From £1,000,001 - £10,000,000 the total fee is based on a total fee of £5440.00 + £3.50 for each £1000 (or part there of) of cost over £1,000,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee respectively.

From £10,000,001 the total fee is based on a total fee of £36,940.00 + £3.00 for each £1000 (or part there of) of cost over £10,000,000. The plan fee and inspection fees are proportioned at 25% / 75% of the total fee respectively.

Estimated Cost would be such a reasonable amount as would be charged by a person in business to carry out such work. Estimate cost shall not include any amount payable by way of V.A.T.

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