

Scottish Building Standards Fees List

(As of 1st April 2024)

What is this document?

This document has been developed to help applicants and agents calculate the fee applicable to their Building Warrant application.

The document reflects the updated Scottish Building Warrant fees that came into force on 1st April 2024.

It temporarily replaces the eBuildingStandards Fee Calculator while it is amended to reflect the new fees.

How do I work out my fee?

Before calculating your fee, you will need to know:

- (1) What you are applying for – e.g. Building Warrant, Amendment to Building Warrant, etc.
- (2) What the work will involve – e.g. would it be classed as a conversion only (see [Building Regulations](#)), it is for demolition only, is it a regular build, etc.
- (3) Value of the work being undertaken – many of the fees will depend on the value of the work being undertaken. See below for more information on this.
- (4) If you have any, or intend to have, Certificates of Design or Certificates of Construction relevant to your application. These can include Certificates of Design covering Structure or Energy or Certificates of Construction covering Electrical installations or Drainage, Heating and Plumbing. If you do, these can give you a discount on the application fee.

Once you have established these, you should be able to look through the scenarios below, select the one relevant to you, and click on the relevant link to work out your fee.

How do I calculate the ‘Value of Works’?

To calculate the value of works, you must use the normal market costs rather than any discounted costs which you might be able to achieve.

For example, if the labour on your project will be unpaid because it is a self-build project, the value of the building work should still include a fair assessment of the value of labour if commercial contractors would be undertaking the work, as the cost of verifying compliance is the same in both cases.

More information on Building Warrant fees can be found in the Scottish Building Standards Procedural Handbook.

Failure to correctly apply the value of works could lead to an underpayment of fee, and result in a delay in validating and assessing your application, and your local authority will likely request an additional fee to make up the difference. Please check your local authority website for specific advice on this.

What am I applying for?

1. A Building Warrant application:

- A. [A Building Warrant with no certificates.](#)
- B. [A Building Warrant for work solely to make a dwelling suitable for disabled purposes.](#)
- C. [A Building Warrant for conversion only.](#)
- D. [A Building Warrant for demolition only.](#)
- E. [A Building Warrant with at least 1 Certificate of Design.](#)
- F. [A Building Warrant with at least 1 Certificate of Construction.](#)
- G. [A Building Warrant with at least 1 Certificate of Design and at least 1 Certificate of Construction.](#)
- H. [An extension to the period of validity of a warrant.](#)

2. An Amendment to a Building Warrant application:

- I. [An Amendment to Building Warrant with no certificates.](#)
- J. [An Amendment to Building Warrant for additional work solely to make a dwelling suitable for disabled purposes.](#)
- K. [An Amendment to Building Warrant for conversion only.](#)
- L. [An Amendment to Building Warrant for demolition only.](#)
- M. [An Amendment to Building Warrant with at least 1 Certificate of Design.](#)
- N. [An Amendment to Building Warrant with at least 1 Certificate of Construction.](#)
- O. [An Amendment to Building Warrant with at least 1 Certificate of Design and at least 1 Certificate of Construction.](#)

3. I have started work, but have not completed it, and am applying for:

- P. [A Building Warrant for work solely to make a dwelling suitable for disabled purposes.](#)
- Q. [A late Building Warrant application.](#)
- R. [A late Building Warrant application with Certificates of Designs and/or Construction.](#)
- S. [A late Building Warrant application for demolition only.](#)

4. My building work has been completed but I did not obtain a Building Warrant for it:

- T. [Application for a Completion Certificate with No Building Warrant](#)
- U. [Application for Building Warrant for demolitions & conversions only.](#)
- V. [Submission of a completion certificate with no building warrant and with at least 1 x Certificate of Design or Certificate of Construction](#)

Fees

1. A Building Warrant application

A. A Building Warrant with no certificates.

The fee can be calculated using the following [Tables 1a & 1b](#).

For applicants and their agents familiar with Microsoft Excel, a simple fee calculator tool has been provided below to assist in you in calculating the total building warrant fee payable.

Please note that this does not consider discounts for Certification of Design or Construction and does not provide calculations for late applications or submission of Completion Certificates where a warrant has not been sought.



SimpleFeeCalculato
r.xlsx

B. A Building Warrant for work solely to make a dwelling suitable for disabled purposes.

No fee is applicable for Building Warrants or Amendment to Building Warrant applications.

C. A Building Warrant for conversion only, that is without any building work.

The fee will be **£200**.

D. A Building Warrant for demolition only, that is where there are no immediate plans for rebuilding.

The Fee will be **£200**.

Table 1a: Table of fees – Value of works between £0 – £100,000 (ex VAT)

Value of work up to £100,000 (ex VAT)	Building Warrant Fee (no discounts applied)	Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work up to £100,000)			
		Certificates of design (discount provided / certificate)		Certificates of Construction (discount provided / certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
£	£				
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
0 – 5,000	200.00	40.00	40.00	20.00	20.00
5,001 – 5,500	219.00	50.00	50.00	20.00	20.00
5,501 – 6,000	238.00	50.00	50.00	20.00	20.00
6,001 – 6,500	257.00	50.00	50.00	20.00	20.00
6,501 – 7,000	276.00	50.00	50.00	20.00	20.00
7,001 – 7,500	295.00	50.00	50.00	20.00	20.00
7,501 – 8,000	314.00	50.00	50.00	20.00	20.00
8,001 – 8,500	333.00	50.00	50.00	20.00	20.00
8,501 – 9,000	352.00	50.00	50.00	20.00	20.00
9,001 – 9,500	371.00	50.00	50.00	20.00	20.00
9,501 – 10,000	390.00	50.00	50.00	20.00	20.00
10,001 – 11,000	412.00	60.00	60.00	25.00	25.00
11,001 – 12,000	434.00	60.00	60.00	25.00	25.00
12,001 – 13,000	456.00	60.00	60.00	25.00	25.00
13,001 – 14,000	478.00	60.00	60.00	25.00	25.00
14,001 – 15,000	500.00	60.00	60.00	25.00	25.00
15,001 – 16,000	522.00	70.00	70.00	30.00	30.00
16,001 – 17,000	544.00	70.00	70.00	30.00	30.00
17,001 – 18,000	566.00	70.00	70.00	30.00	30.00
18,001 – 19,000	588.00	70.00	70.00	30.00	30.00
19,001 – 20,000	610.00	70.00	70.00	30.00	30.00
20,001 – 30,000	681.00	90.00	90.00	35.00	35.00
30,001 – 40,000	752.00	90.00	90.00	35.00	35.00
40,001 – 50,000	823.00	90.00	90.00	35.00	35.00
50,001 – 60,000	894.00	110.00	110.00	40.00	40.00
60,001 – 70,000	965.00	110.00	110.00	40.00	40.00
70,001 – 80,000	1,036.00	110.00	110.00	40.00	40.00
80,001 – 90,000	1,107.00	110.00	110.00	40.00	40.00
90,001 – 100,000	1,178.00	110.00	110.00	40.00	40.00

Guidance on using Table 1a is provided [here](#).

Table 1b: Table of fees – Value of works £100,001 and above

Value of work £100,001 (ex VAT) and above	Building Warrant Fee (with no discounts applied)	Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,001 and above)			
		Certificates of design (10% discount / certificate)		Certificates of Construction (3% discount / certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
£	£	Column 3	Column 4	Column 5	Column 6
Column 1	Column 2				
100,001 – 120,000	1,295.00	129.50	129.50	38.85	38.85
120,001 – 140,000	1,412.00	141.20	141.20	42.36	42.36
140,001 – 160,000	1,529.00	152.90	152.90	45.87	45.87
160,001 – 180,000	1,646.00	164.60	164.60	49.38	49.38
180,001 – 200,000	1,763.00	176.30	176.30	52.89	52.89
200,001 – 220,000	1,880.00	188.00	188.00	56.40	56.40
220,001 – 240,000	1,997.00	199.70	199.70	59.91	59.91
240,001 – 260,000	2,114.00	211.40	211.40	63.42	63.42
260,001 – 280,000	2,231.00	223.10	223.10	66.93	66.93
280,001 – 300,000	2,348.00	234.80	234.80	70.44	70.44
300,001 – 320,000	2,465.00	246.50	246.50	73.95	73.95
320,001 – 340,000	2,582.00	258.20	258.20	77.46	77.46
340,001 – 360,000	2,699.00	269.90	269.90	80.97	80.97
360,001 – 380,000	2,816.00	281.60	281.60	84.48	84.48
380,001 – 400,000	2,933.00	293.30	293.30	87.99	87.99
400,001 – 420,000	3,050.00	305.00	305.00	91.50	91.50
420,001 – 440,000	3,167.00	316.70	316.70	95.01	95.01
440,001 – 460,000	3,284.00	328.40	328.40	98.52	98.52
460,001 – 480,000	3,401.00	340.10	340.10	102.03	102.03
480,001 – 500,000	3,518.00	351.80	351.80	105.54	105.54
500,001 – 550,000	3,720.00	372.00	372.00	111.60	111.60
550,001 – 600,000	3,922.00	392.20	392.20	117.66	117.66
600,001 – 650,000	4,124.00	412.40	412.40	123.72	123.72
650,001 – 700,000	4,326.00	432.60	432.60	129.78	129.78
700,001 – 750,000	4,528.00	452.80	452.80	135.84	135.84
750,001 – 800,000	4,730.00	473.00	473.00	141.90	141.90
800,001 – 850,000	4,932.00	493.20	493.20	147.96	147.96
850,001 – 900,000	5,134.00	513.40	513.40	154.02	154.02
900,001 – 950,000	5,336.00	533.60	533.60	160.08	160.08
950,001 – 1,000,000	5,538.00	553.80	553.80	166.14	166.14
For 1,000,000+ the fee will be £5,538.00 plus £287 for every £100,000 value of work, or part thereof, over £1 million		10% of fee	10% of fee	3% of fee	3% of fee

Guidance on using Table 1b is provided [here](#).

Guidance for using Tables 1a & 1b for Fees without Discounts

The basic fee can be obtained from looking at Column 1 (Value of Work) and applying the corresponding fee from Column 2 (Building Warrant Fee – no discounts applied).

Example:

Janey is applying for a Building Warrant for an extension valued at £55,000 (ex VAT).

She can refer to Table 1a and look up Column 1 to find the Value of Work range 50,001 – 60,000. The corresponding fee in Column 2 is **£894.00**. This is the fee for Janey's application.

Guidance for using Tables 1a & 1b for Fees with Discounts

The fee without discounts can be obtained as shown in the example above. The steps are:

- The relevant discount (if any) can be worked out by first identifying how many qualifying Certificates of Design (Columns 3 and 4) and Certificates of Construction (Columns 5 and 6).
- You can then work out the discount to the fee by looking across the table and noting the discount for each certificate that you have.
- You can then apply these discounts based on the number of certificates that you have.
- Please note that all discounts are subject to a maximum discount of 60% of the warrant fee.

Example:

Euan is applying for Building Warrant for a building project valued at £175,000 (ex VAT). He has obtained 2 Certificates of Design and will obtain 1 x Certificate of Construction from the builder doing the work.

To estimate his fee, Euan can:

1. Refer to Table 1b and look up Column 1 to find the Value of Work range 160,001 – 180,000. The corresponding fee in Column 2 is £1,646.00. This would be the fee for Euan's application if he did not have any qualifying certificates and no discounts were applied.
2. Look across the row and see that the discount for each Certificate of Design would be £164.60 (from columns 3 and 4) and for each Certificate of Construction that he will obtain would be £49.38 (from columns 5 and 6). So the discount would be 2 x £164.60 (£329.20) for the Certificates of Design and 1 x £49.38 (£49.38) for the Certificate of Construction.

Therefore Euan's fee would be £1,646.00 - £329.20 - £49.38 = **£1,267.42**

E. A Building Warrant with at least 1 Certificate of Design.

The fee can be calculated using [Tables 1a & 1b](#) and the appropriate discount for a Certificate of Design from columns 3 & 4 can be applied.

For value of work equal to and under £100,000, use Table 1a.

For value of work above £100,000, use Table 1b.

F. A Building Warrant with at least 1 Certificate of Construction.

The fee can be calculated using [Tables 1a & 1b](#) and the appropriate discount for a Certificate of Construction from columns 5 & 6 can be applied.

For value of work equal to and under £100,000, use Table 1a.

For value of work above £100,000, use Table 1b.

G. A Building Warrant with at least 1 Certificate of Design and at least 1 Certificate of Construction.

The fee can be calculated using [Tables 1a & 1b](#) and the appropriate discounts for a Certificate of Construction and Design from columns 3 - 6 can be cumulatively subtracted from the fee.

For value of work equal to and under £100,000, use Table 1a.

For value of work above £100,000, use Table 1b.

H. An extension to the period of validity of a warrant.

Fee is **£150**.

2. An Amendment to a Building Warrant Application:

I. An Amendment to Building Warrant with no certificates.

a. where the new total estimated value of work for the project is less than that in the original building warrant, or is an increase of no more than £5,000.

Fee is **£150**.

b. where the new total estimated value of work for the project increases by more than £5,000.

The fee is the amount for obtaining a Building Warrant of the same value as the increase. For example, if the value of work set out in the original Building Warrant was £100,000, and the value of work after the amendment is applied is £120,000, then the value of work for the Amendment of Building Warrant would be the difference (£20,000).

The fee can be calculated from [Tables 1a & 1b](#).

J. An Amendment to Building Warrant for additional work solely to make a dwelling suitable for disabled purposes.

No fee is applicable for Building Warrants or Amendment to Building Warrant applications.

K. An Amendment to Building Warrant for conversion only.

Fee is £150.

L. An Amendment to Building Warrant for demolition only.

Fee is £150.

M. An Amendment to Building Warrant with at least 1 Certificate of Design.

The fee is calculated as above using [Tables 1a & 1b](#) and the appropriate discounts for a Certificate of Construction and Design from columns 3 & 4 can be cumulatively subtracted from the fee.

The value of work used should be that of the work covered by the Amendment of Building Warrant and not the total work for the project.

N. An Amendment to Building Warrant with at least 1 Certificate of Construction.

The fee is calculated as above using [Tables 1a & 1b](#) and the appropriate discounts for a Certificate of Construction and Design from columns 5 & 6 can be cumulatively subtracted from the fee.

O. An Amendment to Building Warrant with at least 1 Certificate of Design and at least 1 Certificate of Construction.

The fee is calculated as above using [Tables 1a & 1b](#) and the appropriate discounts for a Certificate of Construction and Design from columns 3 – 6 can be cumulatively subtracted from the fee.

3. I have started work, but have not completed it, and am applying for:

P. A late Building Warrant application for work solely to make a dwelling suitable for disabled purposes.

No fee is applicable for Building Warrants or Amendment to Building Warrant applications.

Q. A late Building Warrant application.

The fee for a late Building Warrant is 200% of the fee calculated using [Tables 1a & 1b](#).

R. A late building warrant application with Certificates of Designs and/or Construction.

The late fee is **200%** of the fee calculated using [Tables 1a & 1b](#) and the appropriate discounts for a Certificate of Construction and Design from columns 3 - 6 can be cumulatively subtracted from the fee.

For value of work equal to and under £100,000, use Table 1a.

For value of work above £100,000, use Table 1b.

S. A late building warrant application for demolitions only.

Fee is **£250.**

4. My building work has been completed but I did not obtain a Building Warrant for it:

T. Application for a completion certificate with no Building Warrant.

The late fee is **300%** of the fee calculated using [Tables 1a & 1b](#).

U. Application for Building Warrant for demolitions & conversions only.

Fee is **£400.**

V. Submission of a completion certificate with no building warrant and with at least 1 Certificate of Design or Construction

The late fee is **300%** of the fee calculated using [Tables 1a & 1b](#) and the appropriate discounts for a Certificate of Construction and Design from columns 3 – 6 are cumulatively subtracted from the total fee.

END