

2026/2027 Schedule of Fees and Charges – Building

Description of Fees and Charges - Building	2026/27 Fee Inc. GST
BUILDING - Building Permit - Commercial	
Up to \$40,000	\$2,171.25
\$40,001 to \$100,000	\$2,918.55
\$100,001 to \$500,000 Fee = cost of work / 80 or minimum \$3000	\$3,326.10
\$500,001 + (application fee by quote)	By Quote
Farm shed (agricultural building) - \$40,001 - \$100,000 - 4 inspection incl.	\$2,918.55
Farm shed (agricultural building) - Up to \$40,000 - 3 inspection incl.	\$2,171.25
BUILDING - Building Permit Demolition	
Demolitions - (Commercial - Class 1,2,3 - 9) {(cost of work / 20) or min fee} 2 Inspections included (excludes protection works notice or dual certification review additional fees apply)	\$1,663.10
Demolitions - (Domestic single storey – Class (1) 10 only) - (excludes protection works notice or dual certification review additional fees apply)	\$1,663.10
BUILDING - Building Permit - Domestic – Major Works	
2-Unit development {(cost of work / 80) or min fee}	\$2,560.90
3 or more-unit development {(cost of work / 80) or min fee}	\$3,724.75
New Dwellings (includes relocated dwellings) - 4 inspections incl {(cost of work / 80) or min fee}	\$2,217.40
Extensions/alterations (Major over \$16,000 cost of works) - 4 inspections incl {(cost of work / 80) or min fee}. (eg applies to substantial extensions to a Class 1 or 2 buildings with additions greater than 25% of the existing floor area and/or alterations greater than 50% of the existing floor area)	\$2,217.40
BUILDING - Building Permit - Domestic – Minor Works	
Fencing and retaining walls consisting of light framing - 2 inspections incl.	\$550.00
Retaining Walls and Masonry Fences, Restump, Re-blocking, Under Pinning, etc.-2 3 inspections incl	\$1,663.10
Swimming pools & Safety barriers - Above ground pools and spas – Replacement safety barriers - 2 Inspections incl.	\$811.90
New inground swimming pool	\$1,150.00
Garages, (Sheds) Carports, Verandas, Patios, Pergolas, Sheds etc. - 4 inspections incl - \$16,001 or greater {(cost of work / 80) or min fee}. ((Note: Minor alterations may include substantial internal structural alterations to a Class 1 or 10 building or additions to a Class 10 building)	\$1,663.10
Garages, (Sheds) Carports, Verandas, Patios, Pergolas, Sheds etc. - 4 inspections incl - \$16,001 or greater {(cost of work / 80) or min fee}. ((Note: Minor alterations may include substantial internal structural alterations to a Class 1 or 10 building or additions to a Class 10 building)	\$2,217.40
Extensions/alterations (Minor- up to \$16,000 cost of works) - 4 inspections incl. (eg applies to extensions to a Class 1 or 2 buildings with additions under than 25% of the existing floor area and/or alterations under than 50% of the existing floor area).	\$2,217.40
BUILDING - Building Permit – Statutory Levy	
Building Permit Levy - .128% of contract amount (Levy only applies where cost of contract amount is more than \$10,000) set by State Govt. Fee subject to change in line with amendments to the regulations	0.128% cents per \$1
BUILDING - Inspections	
Additional Inspections, non-mandatory inspections, contract inspections within municipality	\$332.60
Contract building inspection outside of RCOW municipality (minimum fee same as inspection fee + plus travel)	\$
BUILDING – Inspections - Administrative	
Consultancy fee - Building Reports, Pool Safety Reports, Subdivision reports (Reg 231), Essential Safety Measures Reports, Performance Solutions Reviews and Protection works and reparation of Maintenance determination etc. +Per hour. (Note: Fee quote to be provided based on estimated of scope of works by MBS or Delegate of MBS.	\$332.60
BUILDING – Other Administrative	
Advertising to adjoining landowners	\$146.90
Amendments to Approved Plan & Building Permit (minor alterations only, administration amendments or adoption of small changes architectural or structural site instructions) (doesn't included any amended structural plan requiring certification check)	\$286.85
Amendments to Approved Plan & Building Permit - Major - For review of amended design plans, engineering, reports, performance solutions, etc.	\$665.20
Archive file retrieval - Paper copies (Building search fee + scanned copies of required documents. No printing)	\$344.30
Archive retrieval - file available electronically	\$106.30
Extension of time to Building Permit	\$244.80
Staged Building Permit	\$244.80
Title retrieval fee	\$100.30

BUILDING – Other Certificates	
Legal Point of Discharge (Reg. 133) – Max. fee set in accordance with Reg 36(4). Fee subject to change in line with amendments to the regulations	\$244.70
Request for Information in accordance with Reg 51(1), (2) & (3) (each) – Max. fee set in accordance with Reg 52. Fee subject to change in line with amendments to the regulations	\$55.10
BUILDING – Other Enforcement	
Cancel a Building Order (includes General Building Order, Building Order for Minor Building Work and Building Order to Stop Building Work (Does not apply if application for finalising lapsed building permit is accepted)	\$665.20
Completion of a building/structure where building enforcement has commenced (additional to building permit fee)	\$665.20
BUILDING – Other Lapsed Building Permit	
Commercial - Finalise lapsed building permit where building work is complete - 1 x inspection incl.	\$997.80
Commercial - Finalise lapsed building permit where building work is incomplete – 2 inspection incl.	\$1,330.40
Domestic - Finalise lapsed building permit where building work is complete - 1 x inspection incl.	\$665.20
Domestic - Finalise lapsed building permit where building work is complete - 2 x inspection incl.	\$997.80
BUILDING- Lodgement Fee	
Lodgement fees Lodgement Fee all building applications received or lodge in accordance with Regulation 45	\$142.10
BUILDING – Other Report	
Liquor licencing reports	\$1,343.20
Owner Builder Report - (Minor works) under section 137B	\$608.95
Owner Builder Report - Dwellings (Major works) under section 137B	\$1,462.55
BUILDING – Report & Consent	
Report and Consent - Reg 130 Building over easement where easement is vested council	\$665.20
Report and Consent – Demolition under section 29A - Max fee set in accordance with Reg 36(1). Fee subject to change in line with amendments to the regulations.	\$99.40
Report and Consent – Part 5 (Siting) - (each) - Max fee set in accordance with Reg 36(2A). Fee subject to change in line with amendments to the regulations.	\$474.10
Report and Consent – Part 6 & 10, Reg 132(1) and Reg 134(2) - (each) - Max fee set in accordance with Reg 36(2). Fee subject to change in line with amendments to the regulations.	\$338.70
Report and Consent- Reg 116 Protection of public. Max fee set in accordance with Reg 36(3). Fee subject to change in line with amendments to the regulations.	343.70
Building -Security deposits & bonds - Administrative	
Relocate/re-erected building Security Deposit (Held in Trust) -In accordance with Regulation 48 the amount held in trust must not exceed the lesser of; the estimated cost of carrying out the work authorised by the building permit; or \$10,000. In accordance with section 22 of the Act, the amount is discretionary (per building surveyor or building coordinators authority) Amount is subject to change in line with amendments to the regulations - 48	The lesser of equivalent to the cost of works; or \$10,000
Removal of Dwelling Security Deposit (Held in Trust) (The lesser of equivalent to the cost of works; or \$102 per m2 of floor area)	The lesser of equivalent to the cost of works; or \$100 per m2 of floor area
BUILDING – Swimming pool inspections	
Inspection of swimming pool or spa barrier for compliance certification following registration	\$332.60
Re-inspection of swimming pool or spa barrier following non-compliance (per re-inspection)	\$220.00
BUILDING – Swimming pool registrations	
Registration of swimming pool or spa (Reg. 147P (2) - fee subject to change in line with amendments to the regulations)	\$37.10
Information search fee for registration of swimming pool or spa (Reg.147P(2) – fee subject to change in line with amendments to the regulations)	\$55.05
Lodgement of Form 23 Certificate Barrier Compliance (CBC) for swimming pool or spa (Reg.147X(2)- fee subject to change in line with amendments to the regulations)	\$23.90
Lodgement of Non-Compliance Barrier (CBNC) for swimming pool or spa (Reg.147X(2)- fee subject to change in line with amendments to the regulations.	449.10
BUILDING – Temporary approvals & POPE	
Place of Public Entertainment (Pope) approvals - Attendance of greater than 5,000 persons and more than 5 Prescribed structures	\$2,071.40
Place of Public Entertainment (Pope) approvals - Attendance up to 5000 persons and 5 Prescribed Structure	\$1,826.60
Place of Public Entertainment (Pope) approvals- Attendance up to 1000 persons and 1 Prescribed Structure	\$ 1,341.90
Temporary Siting approvals more than 3 Structures	\$ 667.40
Temporary Siting approvals x3 Structures	\$527.70