



Consenting and property information fees and charges



Effective from 1 July 2024



Contents

Building consent fees4

Resource management and other lodgement fees8

Regulatory engineering lodgement deposits10

Hourly rates.....10

Notes11

Land and property information.....13

Auckland Council has reviewed fees and charges for the 2024/25 year

The following notes should be read in conjunction with the schedule of fees and charges.

- This schedule should be read in conjunction with the Auckland Council website.
- All fees and charges are inclusive of GST at the rate of 15%.
- All fees and charges are in effect from 1 July 2024.
- While Auckland Council has aimed to provide a complete and accurate schedule of charges, if any errors or omissions are identified, charges will be calculated by reference to the appropriate underlying authority/resolution. Auckland Council reserves the right to vary and introduce fees and charges at its discretion.



Building consent fees					
Type	Description	Base Fee/ Fixed Fee*	Processing deposit	Inspection deposit	Total
Pre-application meetings	Pre-application		\$331		\$331
All other building applications	Project value up to \$4,999 Note: All CCC applications including Fixed Fee consents will be subject to additional charges for the Code Compliance processing activity. Excludes Subsidised applications.	\$880*		\$390	\$1,270
	Project value \$5,000 - \$19,999		\$1,200	\$780	\$1,980
	Project value \$20,000 - \$99,999		\$2,000	\$975	\$2,975
	Project value \$100,000 - \$499,999		\$3,400	\$1,998	\$5,398
	Project value \$500,000 - \$999,999		\$5,000	\$2,664	\$7,664
	Project value \$1,000,000 and over		\$7,200	\$3,330	\$10,530
Amended plans	Amended building consent applications: project value up to \$19,999		\$800		\$800
	Amended building consent applications: project value \$20,000 - \$99,999		\$1,100		\$1,100
	Amended building consent applications: project value \$100,000 and over		\$1,500		\$1,500
Code Compliance Certificate (CCC)	Project value up to \$19,999	\$250			\$250
	Project value \$20,000 and over	\$700			\$700
Certificate of Acceptance	Project value up to \$19,999 Note: Prosecution and Infringements may also apply for work undertaken without consent	\$1,403			\$1,403
	Project value \$20,000 and over Note: Prosecution and Infringements may also apply for work undertaken without consent	\$2,339			\$2,339
Building application	Building application: national multiple use approval (based on project value \$0 - \$499,999)		\$1,390	<i>Will be charged based on the project dimensions at the BC Approval stage.</i>	\$1,390
	Building application: national multiple use approval (based on project value \$500,000 and over)		\$2,900	<i>Will be charged based on the project dimensions at the BC Approval stage.</i>	\$2,900
Building inspections ⁿ	Building inspection – Residential 1			\$195	\$195
	Building inspection – Residential 2, 3 and Commercial 1			\$222	\$222
	Building inspection – Commercial 2, 3 (include factory audits)			\$234	\$234

3 Consenting and property information fees and charges

Building consent fees					
Type	Description	Base Fee/ Fixed Fee*	Processing deposit	Inspection deposit	Total
Building inspections- same day cancellation	Fee for building inspections cancelled after 12pm the day before the inspection booking	\$222*			\$222
Fire engineering briefs (new)	Fire engineering brief meeting, limited to one hour (hourly rates apply thereafter)	\$363			\$363
LINZ registration (Land Information New Zealand)	Where land is subject to natural hazards, or when building is across more than one lot	\$440*			\$440
Solid fuel heating appliances (fee per appliance)	If installed by an approved installer** providing a producer statement	\$327*			\$327
	Wetback (plus one inspection fee payable at time of application)	\$327*		\$195	\$522
	If installed by a person who is not an approved installer** (plus one inspection fee payable at time of application)	\$327*		\$195	\$522
Solar water or heat pump water heating devices (fee per device)	If installed by an approved installer** providing a producer statement	\$343*			\$343
	If installed by a person who is not an approved installer ** (plus one inspection fee payable at time of application)	\$343*		\$195	\$538
Injected wall applications	Application for injected wall insulation. If installed by an approved installer** providing a producer statement	\$327*			\$327
	If installed by a person who is not an approved installer ** (plus one inspection fee payable at time of application)	\$327*		\$195	\$522
Exemption	Application for exemption from building consent requirements	\$515			\$515
Separation	Application to separate a historic building consent that relates to two or more buildings on the same site (per application)	\$1,500			\$1,500
Change of Use Application	Change of use application deposit. (No requirement for a building consent)		\$500		\$500
Dam Safety Certification	Dam Classifications Certification	\$255			\$255
	Dam Classifications Certification – Renewal	\$255			\$255
	Dam Safety Assurance Programme for Medium/ High Impact Dams	\$255			\$255
	Dam Safety Assurance Programme for Medium/ High Impact Dams- Renewal	\$255			\$255
	Annual Dam Compliance Certification for Medium /High Impact Dams	\$255			\$255

4 Consenting and property information fees and charges

Building consent fees					
Type	Description	Base Fee/ Fixed Fee*	Processing deposit	Inspection deposit	Total
Minor Plumbing Alterations and Drainage	Minor plumbing with a producer statement where value of work is less than \$5,000	\$343*			\$343
	If installed by a person who is not an approved installer** (plus one inspection fee payable at time of application)	\$343*		\$195	\$538
	Rainwater tank connected to internal plumbing system and installed above ground (plus one inspection fee payable at time of application if the work is above ground)	\$624		\$195	\$819
	Rainwater tank connected to internal plumbing system and installed below ground (plus two inspections fee payable at time of application if the work is below ground)	\$624		\$390	\$1,014
Project Information Memorandum (PIM)	Issuing Project Information Memorandum	\$520			\$520
Filing fee	Receiving third party reports or any other information to place on a property file at the owner's request, or Schedule 1 exemption filing	\$295*			\$295
Extensions of time	Extension of time to commence/complete building work under a building consent	\$195*			\$195
Lapsing	Lapsing of building consent	\$195			\$195
Refusing	Refusing of building consent (Note: CCC refusal fees are charged based on actual time)	\$195			\$195
Waiver	Building consent subject to waiver or modification of building code	\$351			\$351
Issuing compliance schedule	Base charge	\$146			\$146
	Additional charge per specified system	\$35			\$35
	Amendment to compliance schedule	\$128			\$128
Building Warrant of Fitness (BWOFF)	Annual Renewal	\$267*			\$267
	BWOFF Audit	\$222			\$222
Independent Qualified Person (IQP) Register	Registration costs for IQP	\$750*			\$750
	Registration renewal for IQP (3 yearly)	\$500*			\$500

5 Consenting and property information fees and charges

Building consent fees					
Type	Description	Base Fee/ Fixed Fee*	Processing deposit	Inspection deposit	Total
Notice to fix	Issuing notice to fix	\$306*			\$306
Certificate for Public Use (CPU)	Certificate	\$608			\$608
Issuing consent report	Weekly (annual subscription)	\$1,865*			\$1,865
	Monthly (annual subscription)	\$894*			\$894
	Single request (monthly or weekly report)	\$175*			\$175
Title Search	Record of Title	\$58*			\$58
Alcohol licensing building and planning certificate	Certificate that proposed use of premises meets requirements of building code and Resource Management Act	\$1,157			\$1,157
Construction of vehicle crossings	Vehicle crossing permit (application processing and inspection)	\$529*			\$529
Producer statement author register	Registration as a producer statement author	\$750*			\$750
	High-risk Producer Statement Author fees	\$750			\$750
	Renewal of registration (3 yearly)	\$500*			\$500
	Changes to an existing authorship outside the renewal process (includes changes to company names)	\$250*			\$250
	Additions to existing PSA Authorship/IQP (excludes high risk)	\$250*			\$250
Swimming/spa pool compliance inspection	Swimming/spa pool inspection (each)	\$199*			\$199
	Independently Qualified Pool Inspectors (IQPI) record – administration of IQPI records	\$99*			\$99
Industrial cooling tower	Industrial cooling towers registration	\$203*			\$203
	Industrial cooling towers inspection	\$222			\$222
	Industrial cooling towers renewal	\$130*			\$130
Earthquake Prone Buildings	Extension of time to complete seismic work on certain heritage buildings or part of the building	\$195*			\$195
	Exemption from the requirement to carry out seismic work on the building or part of the building	\$408*			\$408

ⁿ Please refer to notes section for more information.

* All fixed fees are non-refundable, and no additional charges will be applied.

** Installer must be listed on Auckland Council's producer statement authors register.

- All fees and deposits must be paid at lodgement.
- All base charges are non-refundable and additional charges may apply and will be based on the actual processing and inspection time that occurs for the specific application.
- For deposits, actual costs for each application will be determined based on the actual processing and/or inspection hours that occur for the application. Actual Costs may exceed the original deposit paid.

6 Consenting and property information fees and charges

Resource management and other lodgement fees

Type	Description	Deposit
Pre-application	Resource Consent appraisal	\$1,000 ⁿ
Land use	Residential land use (infringing development standards)	\$6,500
	Non-residential	\$4,500
	Approvals under the Auckland Council Signage Bylaw	\$1,742*
	Waiver of outline plan of works, or minor land use	\$500
	Solar Panels in special character zone	\$500*
	Tree works (excludes pruning or to undertake works within the protected root zone of notable (scheduled) trees, which does not incur a deposit or charge)	\$670*
Subdivision	Subdivision (with the exception of those below)	\$5,000
	Cross-lease; unit title; boundary adjustment	\$2,000
	Approval of rights of way, cancellation of amalgamation conditions and covenants, cancellation of easement conditions, s226 consents, discharges of encumbrances and other non-resource management matters relating to subdivisions	\$1,100
Combination	Multiple/bundle applications for any combination of two or more: land use, subdivision, or regional consent	\$12,000
Regional	Coastal structures, activities, and occupation	\$7,000
	Discharge of stormwater, domestic wastewater, or other contaminants	
	Earthworks and sediment	
	Water take, use and diversion	
	Works in, on, under or over the bed of lakes, rivers, and streams	
	Contaminated sites; landfills; discharge of contaminants to air	
	Transfer of coastal, water or discharge permit to another site	
Other	Replacement of expiring Discharge of stormwater, domestic wastewater, or other contaminants consent	\$4,000
	Variation or cancellation of consent conditions under RMA s127, review of conditions	\$4,400
	Variation or cancellation of consent notices under RMA s221, review of conditions	\$3,500
	Certificate of compliance; existing use rights	\$1,850
	Extension of lapse date	\$1,900
	Outline plan of works	\$2,000
	Drill or alter a bore	\$600
	Consent transfer or consent surrender	\$250*
	Urgent Consent transfer	\$350*
	Partial Consent transfer charged at actual cost	\$250
	Deemed Permitted Boundary Activity	\$1,000
	s357 Objection hearing deposit	\$1,500

7 Consenting and property information fees and charges

Resource management and other lodgement fees		
Type	Description	Deposit
Notified	Fully notified	\$20,000
	Limited notified	\$10,000
	Hearing (where complex a higher deposit will be required)	\$3,000
	Tree works (excludes pruning or to undertake works within the protected root zone of notable (scheduled) trees, which does not incur a deposit or charge)	\$1,100*
Monitoring	Permitted activities including, but not limited to, dairy farms, forestry and those covered by freshwater regulations are charged on an hourly basis.	\$195
	All other monitoring activity: base fee applied on application approval	\$195**
Private plan change	Simple projects	\$10,000
	Complex projects	\$30,000
Notice of requirement	Pre-application appraisal	\$565 ⁿ
	Uplift an existing notice of requirement	\$1,000
	Minor alteration to existing notice of requirement	\$5,000
	Simple new notice or alteration	\$10,000
	Complex new notice or alteration	\$30,000
Consent report	Weekly (annual subscription)	\$1,865*
	Monthly (annual subscription)	\$894*
	Single request (monthly or weekly report)	\$175*

ⁿ Please refer to notes section for more information.

* Fixed Fees are non-refundable, and no additional charges will be applied.

** Compliance monitoring—a non-refundable base fee will be charged for resource consent monitoring inspections.

Additional work over and above the base fee will be charged per hour.

- All fees and deposits must be paid at lodgement.
- For deposits, actual costs for each application will be determined based on the actual processing and/or inspection hours that occur for the application. Actual costs may exceed the original deposit paid.

8 Consenting and property information fees and charges

Regulatory Engineering lodgement deposits

Consents may require further charges that exceed the initial lodgement deposit**

Type	Description	Deposit
Engineering	Major engineering approval for new public infrastructure assets and enabling works; Section 181 and 460 LGA applications requiring access to adjoining land	\$2,500
	Minor engineering works – common access ways, new stormwater connections and activities over public stormwater pipes	\$1,200

- All fees and deposits must be paid at lodgement.
- For deposits, actual costs for each application will be determined based on the actual processing and/or inspection hours that occur for the application. Actual costs may exceed the original deposit paid.

Hourly rates ⁿ		
Category	Description	Rates
Technical Level 3	All areas – Manager, Project lead, Legal services, Team leaders, Principals. Building – Commercial 2 & 3, Fire Engineers, and Premium Service	\$234
Technical Level 2	Building – Residential 2, 3 and Commercial 1, Planning, Engineering, Monitoring, Subdivisions, Other – All Senior, Intermediate	\$222
Technical Level 1	Planning, Urban design, Compliance, Monitoring, Investigation, Environmental health, Licensing, Building – Residential 1, other	\$195
Administration	Administration (all areas)	\$123

Note:

1. The particular technical hourly rate level is determined by staff competency levels.
2. Position titles vary across Auckland Council.
3. Where the cost of the external resource involved does not exceed the Auckland Council staff rate, external resource(s) will be charged at the senior/intermediate rate.
4. Where the cost of the external resource involved exceed the Auckland Council rates, it will be charged at cost.
5. External resources may be engaged to address either expertise or capacity that is not available internally.
6. For guidance on the Building Consent definitions for Residential and Commercial please refer to the building code

Notes	
Topic	Note
Accreditation levy	An accreditation levy is payable on all building consents to cover the council's costs of meeting the standards and criteria required under the Building (Accreditation of Building Consent Authorities) Regulations 2006. The levy is 56 cents per \$1,000 value of works.
Base Fee	<p>A base fee is the minimum fee which will be charged for an application/service. A base fee is:</p> <ul style="list-style-type: none"> • non-refundable • additional charges may apply and will be based on the actual processing and inspection time that occurs for the specific application.
Building inspection	<p>Standard inspection fee includes charges for:</p> <p>Preparation, system updating, travel time, review of associated documents, minor variation assessments, inspections waived, or inspections carried out using remote inspection tools and any building consent refusal inspection. If an inspection has taken longer than 45 minutes, additional charges apply.</p>
Building research levy	The Building Research Levy Act 1969 requires the council to collect a levy of \$1 per \$1,000 value (or part thereof) of building work valued over \$20,000. GST does not apply to this levy.
Contaminated land site enquiries	Information relevant to the potential or actual contamination of a given property is collated and presented in a response letter, which includes records of pollution, incidents, environmental investigations, selected consents, and corresponding files. The fee varies, depending on the time spent on collating the information. The fee is charged upon the completion of a response letter to the party making the enquiry.
Compliance monitoring inspections	A non-refundable base fee will be charged for resource consent monitoring inspections. Additional work over and above the base fee will be charged per hour.
Deposits	<ul style="list-style-type: none"> • The processing deposit and the inspection deposit are payable when the application/service request is lodged. The deposit is an upfront payment for the processing and inspection time that will occur. • Actual costs will be determined based on the processing and inspection hours that the Council spends. The original deposit will be credited against the actual charges to arrive at a refund or additional fees to pay. • Interim invoices may be also issued through the life of the application. • For complex and significant applications (including hearing deposits) if specialist input is needed or the applicant has significant outstanding fees, the council may require a higher deposit payment before proceeding. This will be discussed with the applicant in advance.
Fee changes	Fees and charges may change. Please check our website aucklandcouncil.govt.nz for up-to-date information.
Financial and development contributions	Financial and/or development contributions may be payable in addition to the consent processing charges. Please refer to the development or financial contributions policy and relevant district plan for your development.
Fixed Fee	<p>A fixed fee is the amount charged for an application/service. A fixed fee is:</p> <ul style="list-style-type: none"> • non-refundable • no additional charges will be applied* <p>*All applications including Fixed Fee consents will be subject to additional charges for the Building Code Compliance processing. Excludes Subsidised applications.</p>

Notes	
Topic	Note
Hearings	The hearing deposit fee is payable prior to the hearing proceeding. Any actual costs of the hearing that exceed the deposit fee will be charged as an additional charge, e.g., costs arising from the use of a specialist consultant, independent hearing commissioner(s).
Hourly rates	<p>The hourly rates displayed in the hourly rates table above apply to all services including private plan changes and notices of requirement.</p> <p>Where the cost of the external resource involved does not exceed the Auckland Council rates, external resource will be charged at Senior/ Intermediate rates.</p> <p>Where the cost of the external resource involved exceed the Auckland Council rates, it will be charged at cost.</p> <p>External resources may be engaged to address either expertise or capacity that is not available internally.</p>
Ministry of Business Innovation & Employment (MBIE) Levy	The Building Act 2004 requires the council to collect a levy of \$1.75 per \$1,000 value (or part thereof) of building work valued over \$64,999.
Other services	<p>Other services will be charged at cost.</p> <p>Where Auckland Council committee members are engaged, fair and reasonable costs will be recovered.</p>
Private plan change pre-application appraisal	<p>The initial pre-application meeting will be free of charge.</p> <p>A deposit is required to cover all subsequent pre-application meetings. Planning and other specialists will be charged per hour as required.</p>
Resource consent pre-application appraisal	The initial deposit paid covers 2.5 hours of officer time associated with preparing and providing pre-application advice. It also covers standard council administrative and document management charges. Where the actual costs associated with the provision of pre-application advice exceeds the deposit paid, all additional costs will be invoiced
Value of work	The value of building work will be based on the New Zealand Building Economist set costs for residential construction and Rawlinsons New Zealand Construction Handbook set costs for commercial construction. Council staff will be able to assist with this.



Land and property information (including GST)		
Category	Service	Fee
LIM reports – residential and non-residential	Standard service (ten working days) *	\$367
	Urgent service – where service is available (three working days) *	\$495
	Cancellation fee – 50% of original charge	
Property information	Residential property file online – standard (ten working days) *	\$75
	Residential property file online – urgent (three working days) *	\$114
	Residential property file cancellation - 50% of original charge	
	View residential electronic property file in person at a service centre (where service is available)	\$75
	Commercial property file online (ten working days) *	\$146
	Commercial property file cancellation - 50% of original charge	
	View commercial electronic property file in person at a service centre (where service is available)	\$146
Maps, reports and certificates	Private drainage, Code Compliance Certificate	\$16
	GIS maps (including aerial maps): A4	\$13
	GIS maps (including aerial maps): A3	\$16
	District plan: zoning/designation maps	\$16
Printing and Photocopies	A4 – Black and White	20c
	A4 – Colour	\$1
	A3 – Black and White	40c
	A3 – Colour	\$2.0
Courier charges	Courier charges will be charged at cost	

* Working days (Monday to Friday)

** Working hours (8.30am to 5pm)

Auckland Council Fees and Charges 2024/25

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