



Consenting and property information fees and charges



Effective from 1 July 2025



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 2025/2026 year

The following notes should be read in conjunction with the schedule of fees and charges on 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 2025.
- 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.
- Fees and charges may change. Visit our website aucklandcouncil.govt.nz for up-to-date information.



| 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 | Will be charged based on the project dimensions at the BC Approval stage. | \$1,390 |
| | Building application: national multiple use approval (based on project value \$500,000 and over) | | \$2,900 | Will be charged based on the project dimensions at the BC Approval stage. | \$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 (includes 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 |
| Street Damage Inspection | Inspection for street damage | \$120 | | | \$120 |
| 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 |
| | 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 Independent Qualified Person | \$750* | | | \$750 |
| | Registration renewal for Independent Qualified Person (3 yearly) | \$500* | | | \$500 |
| | Changes to an existing IQP outside the renewal process (includes changes to company names) | \$250* | | | \$250 |
| | Additions to existing IQP registration | \$250* | | | \$250 |

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 |
| | Extension of time for Certificate of Public Use | \$285 | | | \$285 |
| 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 |
| | Upgrade to High-risk Producer Statement Author | \$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 upgrade to 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 Refer to the notes section for more information.

* All fixed fees are non-refundable. 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 advice ⁿ | \$1,000 |
| Land use | Residential | \$6,500 |
| | Non-residential | \$4,500 |
| | Skylights; Stormwater Management Area – Flow (SMAF only) | \$500 |
| | Solar Panels in Special Character overlay | \$511* |
| | 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) | \$685* |
| Subdivision | Subdivision (with the exception of those below) | \$5,000 |
| | Unit title; Unit title update to flats plan; Cross-lease; Boundary adjustment | \$2,000 |
| | Approval of rights of way; cancellation or amendment of amalgamation covenants and/or easements; s226 certificates; 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 | Renewal – Discharge of stormwater, domestic wastewater, or other contaminants consent | \$4,000 |
| | Approvals under the Auckland Council Signage Bylaw | \$1,780* |
| | Variation or cancellation of consent conditions under RMA s127, review of conditions | \$4,400 |
| | Variation or cancellation of consent notices under RMA s221 | \$3,500 |
| | Certificate of compliance; existing use rights | \$1,850 |
| | Extension of lapse date | \$1,900 |
| | Outline plan of works | \$2,000 |
| | Waiver of outline plan of works | \$500 |
| | Drill or alter a bore | \$600 |
| | Consent transfer or consent surrender | \$256* |
| | Urgent Consent transfer | \$358* |
| | Partial Consent transfer charged at actual cost | \$256 |
| | 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) | \$1,124* |
| Monitoring | Permitted activities including, but not limited to, dairy farms, forestry and those covered by freshwater regulations are charged on an hourly basis. | \$199 |
| | All other monitoring activity: base fee applied on application approval | \$199** |
| Private plan change | Simple projects | \$10,000 |
| | Complex projects | \$30,000 |
| Notice of requirement | Resource consent pre-application appraisal ⁿ | \$577 |
| | 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) | \$1,906* |
| | Monthly (annual subscription) | \$914* |
| | Single request (monthly or weekly report) | \$179* |

ⁿ Refer to the 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.

Regulatory Engineering lodgement deposits

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

| 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 Planning, Engineering and Specialists | | |
|---|--|-------|
| Category | Description | Rates |
| Technical Level 3 | All areas – Manager, Project lead, Legal services, Team leaders, Principals. Fire Engineers, and Premium Service | \$240 |
| Technical Level 2 | Planning, Engineering, Monitoring, Subdivisions, Other – All Senior, Intermediate | \$228 |
| Technical Level 1 | Planning, Urban design, Compliance, Monitoring, Investigation, Environmental health, Licensing, other | \$198 |
| Administration | Administration (all areas) | \$126 |

| Hourly rates ⁿ Building Consents Activities | | |
|--|---|-------|
| 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 | \$222 |
| Technical Level 1 | Building – Residential 1, other | \$195 |
| Administration | Administration (all areas) | \$123 |

ⁿ Refer to the notes section for more information.

- The particular technical hourly rate levels are determined by staff competency levels.
- Position titles vary across Auckland Council.
- 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.
- Where the cost of the external resource involved exceeds the Auckland Council rates, it will be charged at cost.
- External resources may be engaged to address either expertise or capacity that is not available internally.
- For guidance on the Building Consent definitions for Residential and Commercial, refer to the building code.

9 Consenting and property information fees and charges

| 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 | A base fee is the minimum fee which will be charged for an application/service. A base fee is 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 | Standard inspection fee includes charges for 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. |
| 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. |
| 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. |
| 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. |
| Deposits | 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. |
| Financial and development contributions | Financial and/or development contributions may be payable in addition to the consent processing charges. Refer to the development or financial contributions policy and relevant district plan for your development. |
| Fixed Fee | A fixed fee is the amount charged for an application/service. A fixed fee is: <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> |
| 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). |

| Notes | |
|--|---|
| Topic | Note |
| 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 advice | Refer to 'Resource consent pre-application appraisal'. |
| Resource consent pre-application appraisal | <p>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.</p> <p>Where the actual costs associated with the provision of pre-application advice exceeds the deposit paid, all additional costs will be invoiced.</p> |
| Street damage inspections | Inspection undertaken by Auckland Transport on completion of the building project to check for any damage to Auckland Council Assets such as drainage, street lights, street trees, piped services, road carriageways, kerbs, footpaths and grass berms. |
| 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) * | \$375 |
| | Standard service – cancellation fee (50% of original charge) | \$187.50 |
| | Urgent service – where service is available (three working days) * | \$506 |
| | Urgent service – cancellation fee | No refund |
| Property information | Residential property file online – standard service (ten working days) * | \$77 |
| | Residential property file online – standard service cancellation fee (50% of original charge) | \$38.50 |
| | Residential property file online – urgent service (three working days) * | \$117 |
| | Residential property file online – urgent service cancellation fee | No refund |
| | View residential electronic property file in person at a service centre (where service is available) | \$77 |
| | Commercial property file online (ten working days) * | \$149 |
| | Commercial property file cancellation – 50% of original charge | \$74.50 |
| | View commercial electronic property file in person at a service centre (where service is available) | \$149 |
| Maps, reports and certificates | Private drainage, Code Compliance Certificate | \$16.30 |
| | GIS maps (including aerial maps) – A4 | \$13.30 |
| | GIS maps (including aerial maps) – A3 | \$16.30 |
| | District plan – zoning/designation maps | \$16.30 |
| Printing and Photocopies | A4 – Black and White | \$0.20 |
| | A4 – Colour | \$1 |
| | A3 – Black and White | \$0.40 |
| | A3 – Colour | \$2 |
| Courier charges | Courier charges will be charged at cost | |

* Working days: Monday to Friday

Auckland Council Fees and Charges 2025/2026

Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document for any error, deficiency, flaw or omission contained in it.
© 2025 Auckland Council