

Fees & Charges for 2025–2026

Building Services

1 July 2025



The Queenstown Lakes District Council (QLDC), in accordance with section 219 of the Building Act, has set below charges for the recovery of costs from the applicant. The following schedules set out the hourly rates and initial fees payable at the time of lodging an application and are effective from 1 July 2025.

Notes accompanying the schedules below:

- > All charges and initial fees are inclusive of GST.
- > Applications will not be processed until any initial fee required is paid.
- > Unless a fixed fee is indicated below, all fee amounts listed are a minimum initial charge (non refundable).
- > The initial building consent fee is designed to cover most, if not all, of the standard processing and inspection costs for an application of that value of work. However, this fee is only a calculated estimate. If the application requires more time than what would typically be expected for a standard consent - such as multiple RFIs during processing, required re-inspections, or lodged minor variations - additional charges may apply in accordance with the hourly rates below.
- > For Building Consent and Certificate of Acceptance Applications: To review the full initial fee including any levies, refer to our [Building Consent Fee Calculator](#).

PROJECT INFORMATION MEMORANDUM (PIM) ONLY APPLICATION (Cost is later deducted from subsequent full Building Consent initial fee)

Residential	\$346.00
Commercial	\$585.00

BUILDING CONSENT – INITIAL FEE (NON REFUNDABLE)

(To assess the full initial fee including any levies, refer to our [Building Consent Fee Calculator](#))

Estimated Value (inc GST)*	Building Type	Building Consent Initial fee	
		Without PIM	With PIM (PIM provided at discounted rate)
Any	Heating Appliances	\$473.00	\$473.00
< \$5000	Any	\$473.00	\$555.00
\$5001 - \$20 000	Any	\$1,093.00	\$1,146.00
\$20,001 - \$180,000	Unlined Accessory Building	\$1,753.00	\$1,800.00
\$20,001 - \$180,000	Any (except unlined accessory)	\$2,676.00	\$2,700.00
\$180,001 - \$500,000	Residential	\$4,360.00	\$4,370.00
\$180,001 - \$500,000	Commercial	\$4,733.00	\$4,757.00
\$500,001 - \$1,000 000	Residential	\$6,621.00	\$6,684.00
\$500,001 - \$1,000 000	Commercial	\$7,327.00	\$7,327.00
> \$1,000,000**	Any	\$8,099.00	\$8,099.00

Building consents lodged include a \$263 admin fee.

* Estimated value = As defined by the Goods and Services Act 1985 s10; this includes the cost of building materials, labour, design costs, siteworks, but excludes furnishings, carpets and appliances.

** For every \$50,000 (or part thereof) an additional fee of \$66.00 will apply.

LEVIES(Required at time of Initial fee. Refer to our  [Building Consent Fee Calculator](#) to assess full initial fee)

Building Research Levy BRANZ (where estimated value of work > \$20,000)	\$1.00 per \$1000 of est. value
MBIE Building Levy (where estimated value of work > \$65,000)	\$1.75 per \$1000 of est. value
BCA Levy - BCA accreditation levy payable on all building consent applications including amendments and staged applications (where estimated value of work > \$20,000)	\$0.21 per \$1000 of est. value

HOURLY RATES

(Where initial fee is exceeded hourly rates will apply)

Building Control Officer	\$232.00
Administration	\$135.00

BUILDING ACT – INITIAL FEE (NON REFUNDABLE)

Application Type	Fee
Building Act Title Registration e.g.;	
- Section 71-74 Natural Hazards	BCO hourly rate \$232.00
- Section 75 Building Across two (or more allotments)	(plus any legal disbursements)
Certificate of Acceptance (COA)	As per building consent fees
Certificate of Public Use (CPU) - New	\$322.00
Certificate of Public Use (CPU) - Extension	\$322.00
Change of Use (where no building work is required)	\$213.00
Building Consent Exemption	\$366.00
Minor Variation	BCO hourly rate \$232.00
Notice to Fix	\$351.00
Split Building Consent Application (no change in value of work)	\$561.00

OTHER BUILDING SERVICES FEES

Building Warrant of Fitness (BWOF)	Fee
Compliance Schedule (register and issue)	\$345.00
Amend Compliance Schedule	\$221.00
Annual BWOF Certificate	\$134.00
Audit (On site audit approximately every 3 years)	\$ Hourly rate (BCO & Admin)
Miscellaneous	Fee
Pre-Application meeting (First hour free)	\$ Hourly rate
Residential Pools	Fee
Inspections	\$221.00 per inspection
Land Information Memorandum	Fee
Residential (standard 10 working days)	\$298.00
Commercial (standard 10 working days)	\$450.00

PAYMENT OPTIONS

You will be able to make online payments, direct credits or manual payments once your application has been lodged. The details are outlined on your invoice. Further information can be found on our website:  www.qldc.govt.nz