

Statutory Document No. 2019/0040

*Building Control Act 1991*

BUILDING CONTROL (FEES) (AMENDMENT) REGULATIONS 2019

Approved by Tynwald: 20 February 2019
Coming into Operation: 1 April 2019

The Department of Environment, Food and Agriculture makes the following Regulations under section 1(1) of, and paragraph 5 of Schedule 1 to, of the Building Control Act 1991.

1 Title

These Regulations are the Building Control (Fees) (Amendment) Regulations 2019.

2 Commencement

If approved by Tynwald, these Regulations come into operation on 1 April 2019.

3 Interpretation

In this Order, the “**substantive Regulations**” means the Building (Fees) (No. 2) Regulations 2016¹.

4 Regulation 3 (interpretation) amended

In the definition of “Single family dwelling” in regulation 3 of the substantive Regulations, for “400 square metres”, substitute **300 square metres**.

5 Schedule 1 (fixed fees) substituted

For Schedule 1 to the substantive Regulations substitute Schedule 1 to these Regulations.

6 Schedule 2 (fixed fees for new single family dwellings) substituted

For Schedule 2 to the substantive Regulations substitute Schedule 2 to these Regulations.

¹ SD 2016/0164.

7 Schedule 3 (fees based on estimated cost of work) substituted

For Schedule 3 to the substantive Regulations substitute Schedule 3 to these Regulations.

MADE 22 JANUARY 2019

GEOFFREY BOOT

Minister for Environment, Food and Agriculture

SCHEDULE 1

[Regulation 5]


SCHEDULE 1

[Regulations 4, 5 and 6]

FIXED FEES

Fees with effect from 1 April 2019

Type of work	Plan fee £	Inspection fee £
1. Erection of a detached building which consists of a garage or carport or both having a floor area not exceeding 50m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	52	115
2(a). Erection of an attached building which consists of a garage or carport (or both) having a floor area not exceeding 50m ² in total and intended to be used in common with an existing domestic building, and which is not an exempt building.	52	115
2(b). Erection of an extension to an attached building which consists of a garage or carport (or both) having a floor area not exceeding 50m ² in total and intended to be used in common with an existing domestic building, and which is not an exempt building.	52	115
3. Installation of an unvented hot water system in accordance with Part G3 of Schedule 1 to the principal Regulations, if the installation is not part of a larger project and if the authority carries out an inspection.	Nil	110
4. Any extension of a dwelling the floor area of which, including means of access and work in connection with that extension, does not exceed 70m ² .	120	303
5. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space the area of which, including means of access, does not exceed 70m ² .	120	303
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be installed by a member of a relevant self-certification Scheme under Regulation 28 of the principal Regulations.	89	230

Note: VAT is not payable on plan or inspection fees. 

SCHEDULE 2

[Regulation 6]

❏ SCHEDULE 2

[Regulations 4, 5 and 6]

**FIXED FEES FOR NEW SINGLE FAMILY DWELLINGS UP TO 300M²
TOTAL FLOOR AREA**

Fees with effect from 1 April 2019

Date of deposit of plans	Plan fee	Inspection fee
	£	£
After 1 April 2019	177	261

Note: VAT is not payable on plan or inspection fees. ❏.

SCHEDULE 3

[Regulation 7]


SCHEDULE 3

[Regulations 4, 5 and 6]

FEEs BASED ON ESTIMATED COST OF WORK

Fees with effect from 1 April 2019

Estimated cost of work		Plan fee	Inspection fee
Exceeding	Not exceeding	£	£
0	£2,000	52	68
£2,000	£4,000	68	99
£4,000	£6,000	84	115
£6,000	£10,000	115	193
£10,000	£14,000	131	292
£14,000	£18,000	146	334
£18,000	£24,000	162	433
£24,000	£30,000	167	480
£30,000	£40,000	251	783
£40,000	£50,000	298	856
£50,000	£60,000	376	1,138
£60,000	£100,000	465	1,394
£100,000	£140,000	579	1,697
£140,000	£180,000	731	2,198
£180,000	£240,000	924	2,725
£240,000	£300,000	1,138	3,377
£300,000	£380,000	1,347	4,035
£380,000	£480,000	1,712	5,142
£480,000	£680,000	2,010	6,003
£680,000	£1,000,000	2,610	7,783
£1,000,000	£1,100,000	2,772	8,295
plus for each £100,000 or part thereof above £1,100,000 (subject to the maximum fee payable specified below).		449	1,315
Maximum fee payable		38,336	115,007

Note: VAT is not payable on plan or inspection fees. 

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building (Fees) (No. 2) Regulations 2016 [SD 2016/0164] (the “substantive Regulations”) to set the various fees to be charged by Building Control authorities for checking plans and inspecting work under the Building Regulations 2014 [SD 2014/0165].

These Regulations also correct a minor error in the definition of “Single private dwelling” as set out in regulation 3 of the substantive Regulations.

These Regulations will come into operation with effect from 1st April 2019.