



BUILDING CONTROL (FEES) (AMENDMENT) REGULATIONS 2023

Index

Regulation	Page
1 Title	3
2 Commencement	3
3 Amendment of the Building Control (Fees) (No. 2) Regulations 2021.....	3
4 Amendment of Regulation 4	3
5 Amendment of Regulation 6	3
6 Amendment of Schedule 1	4
7 Amendment of Schedule 2	5
8 Amendment of Schedule 3	5

Statutory Document No. 2023/0035

*Building Control Act 1991*

BUILDING CONTROL (FEES) (AMENDMENT) REGULATIONS 2023

*Approved by Tynwald: 25 April 2023
Coming into operation in accordance with regulation 2*

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

1 Title

These Regulations are the Building Control (Fees) (Amendment) Regulations 2023.

2 Commencement

If approved by Tynwald, these Regulations come into operation on 1 May 2023¹.

3 Amendment of the Building Control (Fees) (No. 2) Regulations 2021

The Building Control (Fees) (No. 2) Regulations 2021² are amended as follows.

4 Amendment of Regulation 4

- (1) Regulation 4 (plan fees) is amended as follows.
- (2) In paragraph (7)(b) omit “up to maximum of £400”.

5 Amendment of Regulation 6

- (1) Regulation 6 (unauthorised work) is amended as follows.
- (2) In paragraph (3) for “£200” substitute **£220**.
- (3) At paragraph (9)(b) omit “up to a maximum of £400”.

¹ Under section 37 of the Building Control Act 1991, section 30 of the Legislation Act 2015 (Tynwald procedure – approval required) applies to building regulations made under section 1 of and Schedule 1 to the Building Control Act 1991.

² SD 2021/0111.

6 Amendment of Schedule 1

(1) Schedule 1 (fixed fees) is amended as follows.

(2) For the table substitute —



Column 1	Column 2	Column 3
Type of work	Plan fee from 1 May 2023 £	Inspection fee from 1 May 2023 £
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.	65	140
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 building, and which is not an exempt building.	65	140
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 (when added together) in total and intended to be used in common with an existing domestic building, and which is not an exempt building.	65	140
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 where the authority carries out an inspection.	Nil	130
4. Any extension of a dwelling the floor area of which does not exceed 70m ² , including means of access and work in connection with that extension.	145	350
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 does not exceed 70m ² including means of access.	145	350
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be	110	265

	installed by a member of a relevant self-certification Scheme under Regulation 28 of the principal Regulations.		
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Note: VAT is not payable on plan or inspection fees. **22**.

7 Amendment of Schedule 2

(1) Schedule 2 (fixed fees for new single family dwellings up to 300m² total floor area) is amended as follows.

(2) For the table substitute —

23

Column 1	Column 2	Column 3
Date of deposit of plans	Plan fee £	Inspection fee £
From 1 May 2023	325	310

Note: VAT is not payable on plan or inspection fees. **22**.

8 Amendment of Schedule 3

(1) Schedule 3 (fees based on estimated cost of work) is amended as follows.


(2) For the Schedule subheading to Part 1 “fees with effect from 1 June 2021 to 31 March 2022 inclusive” substitute **24** FEES WITH EFFECT FROM 1 MAY 2023 **22**.

(3) For the table substitute —

25

Column 1		Column 2	Column 3
Estimated cost of work		Plan fee	Inspection fee
Exceeding	Not exceeding	£	£
0	£2,000	65	85
£2,000	£4,000	85	120
£4,000	£6,000	105	140
£6,000	£10,000	140	225
£10,000	£14,000	155	340
£14,000	£18,000	170	390
£18,000	£24,000	195	500
£24,000	£30,000	200	550
£30,000	£40,000	295	900
£40,000	£50,000	340	985
£50,000	£60,000	435	1,310
£60,000	£100,000	535	1,600
£100,000	£140,000	670	1,945
£140,000	£180,000	840	2,520
£180,000	£240,000	1,060	3,125
£240,000	£300,000	1,310	3,865
£300,000	£380,000	1,545	4,625
£380,000	£480,000	1,965	5,885

£480,000	£680,000	2,310	6,875
£680,000	£1,000,000	2,990	8,910
£1,000,000	£1,100,000	3,180	9,500
Plus for each £100,000 or part thereof above £1,100,000 up to the maximum specified below:		515	1,515
Maximum fee payable		43,880	131,625

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

(4) Omit Part 2.

MADE 13 MARCH 2023

CLARE BARBER

Minister for Environment, Food and Agriculture

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building Control (Fees) (No. 2) Regulations 2021 (“the 2021 Regulations”).

The 2021 Regulations set out the various fees that may be charged by building control authorities further to the requirements of the Building Control Act 1991 and the Building Regulations 2014 [SD 2014/0165] as amended.

The fees were last increased on 1 April 2022.

These Regulations:

- provide for an increase of 10% from 1 May 2023, rounded against each fee to the nearest £5;
- remove the cap of £400 on the fees for second or subsequent amended plans; and
- increase the regularisation fee in relation to unauthorised work and remove the cap of £400 for second and subsequent plans for unauthorised work fees.