

## Building Standards Section

### The Building (Fees)(Scotland) Amendment Regulations 2024

From 1 April 2024

For **Late Building Warrant applications**, the fee is 200% from the value noted in the table below.  
 For **Completion Certificate No Warrant Submissions** the fee is 300% from the value noted in the table below.  
 Discounts may apply to the application/submission fee

VALUE OF WORKS			FEE	VALUE OF WORKS			FEE
£	£	£		£	£	£	
0	-	5,000	200	140,001	160,000		1529
5,001	-	5,500	219	160,001	180,000		1646
5,501	-	6,000	238	180,001	200,000		1763
6,001	-	6,500	257	200,001	220,000		1880
6,501	-	7,000	276	220,001	240,000		1997
7,001	-	7,500	295	240,001	260,000		2114
7,501	-	8,000	314	260,001	280,000		2231
8,001	-	8,500	333	280,001	300,000		2348
8,501	-	9,000	352	300,001	320,000		2465
9,001	-	9,500	371	320,001	340,000		2582
9,501	-	10,000	390	340,001	360,000		2699
10,001	-	11,000	412	360,001	380,000		2816
11,001	-	12,000	434	380,001	400,000		2933
12,001	-	13,000	456	400,001	420,000		3050
13,001	-	14,000	478	420,001	440,000		3167
14,001	-	15,000	500	440,001	460,000		3284
15,001	-	16,000	522	460,001	-	480,000	3401
16,001	-	17,000	544	480,001	-	500,000	3518
17,001	-	18,000	566	500,001	-	550,000	3720
18,001	-	19,000	588	550,001	-	600,000	3922
19,001	-	20,000	610	600,001	-	650,000	4124
20,001	-	30,000	681	650,001	-	700,000	4326
30,001	-	40,000	752	700,001	-	750,000	4528
40,001	-	50,000	823	750,001	-	800,000	4730
50,001	-	60,000	894	800,001	-	850,000	4932
60,001	-	70,000	965	850,001	-	900,000	5134
70,001	-	80,000	1036	900,001	-	950,000	5336
80,001	-	90,000	1107	950,001	1,000,000		5538
90,001	-	100,000	1178	<b>Thereafter each additional £100,000 (or part thereof) increases the warrant fee by</b>		287	
100,001	-	120,000	1295				
120,001	-	140,000	1412				

#### Calculating the Building Warrant Fee

Please note West Lothian Council may seek evidence for this figure, and make comparisons with established independent indices of building costs such as the B.C.I.S. published by the Royal Institution of Chartered Surveyors

The values are based on the current market values and not DIY costs.

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<b>WHEN WORK HAS NOT STARTED PRIOR TO THE APPLICATION</b>		<b>£</b>
<b>Conversion</b> Building Warrant application for conversion only, that is without any building work-		200
<b>Demolition</b> Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings-		200
<b>Amendment to Warrant (Value increase by £5000 or under)</b> Amendment to Warrant application where new total estimated value is less than original or is an increase of no more than £5000, OR application for demolition or conversion as above -		150
<b>Amendment to Warrant (Value increase by more than £5000 )</b> Amendment to Warrant application where new total estimated value increases by more than £5000- take Fee from table above based on <u>extra value of work</u>		Fee from table above
<b>Amendment for Further Stage of Staged Building Warrants</b> Amendment to Warrant application, unless the estimated value of the works has increased in which case the fee appropriate to that value is payable.		150
<b>Extend Period of Validity of Building Warrant.</b> Application to extend period of validity of building warrant. <b>This must be made prior</b> to building warrant expiring (3 years from date of issue) and are at the discretion of the Council.		150
<b>Facilities Solely for the use of disabled persons</b> Application to provide facilities solely for the use of disabled persons <b>within a dwelling.</b> , e.g. a better way of entering or getting around inside the building or installing sanitary facilities. The fee for this <b>part only</b> will not apply.  <b>NOTE: If further works are involved then the value of the works will relate to these other works and the normal fee from the table above apply to this portion of the works.</b> For advice contact the Building Standards Section		<b>NO FEE</b>
<b>WHEN WORK HAS STARTED PRIOR TO THE ORIGINAL APPLICATION BEING SUBMITTED</b>		
<b>Building Warrant Application</b> Based on value of work		200% of fee from table above
<b>Demolition</b> Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings		£250
<b>WHEN WORK HAS BEEN COMPLETED AND NO BUILDING WARRANT SUBMITTED</b>		
<b>Completion Certificate Submission Where No Building Warrant Granted</b> Based on value of work		300% of fee from table above
<b>Conversion</b> Building Warrant application for conversion only, that is without any building work-		£400
<b>Demolition</b> Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings-		£400

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**DISCOUNTS FOR USING CERTIFIER OF DESIGN OR CERTIFIER OF CONSTRUCTION**

Please note that any discount claimed at application stage is dependent on production of the appropriate certificates.

**IF THE CERTIFICATES ARE NOT PROVIDED THEN THE COMPLETION CERTIFICATE WILL BE REFUSED UNTIL THE CORRECT FEE IS PAID AND ANY FURTHER VERIFICATION INFORMATION REQUESTED IN LIEU OF THE CERTIFICATES IS PROVIDED AND DEEMED SATISFACTORY.**

**DISCOUNTS FOR USING CERTIFIER OF DESIGN**

VALUE OF WORK £	DISCOUNT
0 - 5,000	£40
5,001 - 10,000	£50
10,001 - 15,000	£60
15,001 - 20,000	£70
20,001 - 50,000	£90
50,001 - 100,000	£110
100,001 or greater	10% of fee

**DISCOUNTS FOR USING CERTIFIER OF CONSTRUCTION**

VALUE OF WORK £	DISCOUNT
0 - 5,000	£20
5,001 - 10,000	£20
10,001 - 15,000	£25
15,001 - 20,000	£30
20,001 - 50,000	£35
50,001 - 100,000	£40
100,001 or greater	3% of fee