

## Building Standards Section

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

From 1 April 2026

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	215	140,001	160,000		1789
5,001	-	5,500	237	160,001	180,000		1927
5,501	-	6,000	259	180,001	200,000		2065
6,001	-	6,500	281	200,001	220,000		2203
6,501	-	7,000	303	220,001	240,000		2341
7,001	-	7,500	325	240,001	260,000		2479
7,501	-	8,000	347	260,001	280,000		2617
8,001	-	8,500	369	280,001	300,000		2755
8,501	-	9,000	391	300,001	320,000		2893
9,001	-	9,500	413	320,001	340,000		3031
9,501	-	10,000	435	340,001	360,000		3169
10,001	-	11,000	461	360,001	380,000		3307
11,001	-	12,000	487	380,001	400,000		3445
12,001	-	13,000	513	400,001	420,000		3583
13,001	-	14,000	539	420,001	440,000		3721
14,001	-	15,000	565	440,001	460,000		3859
15,001	-	16,000	591	460,001	- 480,000		3997
16,001	-	17,000	617	480,001	- 500,000		4135
17,001	-	18,000	643	500,001	- 550,000		4374
18,001	-	19,000	669	550,001	- 600,000		4613
19,001	-	20,000	695	600,001	- 650,000		4852
20,001	-	30,000	780	650,001	- 700,000		5091
30,001	-	40,000	865	700,001	- 750,000		5330
40,001	-	50,000	950	750,001	- 800,000		5569
50,001	-	60,000	1035	800,001	- 850,000		5808
60,001	-	70,000	1120	850,001	- 900,000		6047
70,001	-	80,000	1205	900,001	- 950,000		6286
80,001	-	90,000	1290	950,001	1,000,000		6525
90,001	-	100,000	1375	<b>Thereafter each additional £100,000, or part thereof, over £1m increases the warrant fee by:</b>			339
100,001	-	120,000	1513				
120,001	-	140,000	1651				

### 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-		215
<b>Demolition</b> Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding -		215
<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 -		150
<b>Amendment to Warrant (Value increase by more than £5000)</b> Fee is the amount for a building warrant of the same value as the increase. (That is, if the increase is £20,000, the fee will be £695).		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		£350
<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-		£600
<b>Demolition</b> Building Warrant application for demolition only:		£600

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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**

<b>VALUE OF WORK £</b>	<b>DISCOUNT</b>
0 - 5,000	£45
5,001 - 10,000	£55
10,001 - 15,000	£65
15,001 - 20,000	£80
20,001 - 50,000	£105
50,001 - 100,000	£130
100,001 or greater	10% of fee

**DISCOUNTS FOR USING CERTIFIER OF CONSTRUCTION**

<b>VALUE OF WORK £</b>	<b>DISCOUNT</b>
0 - 5,000	£25
5,001 - 10,000	£25
10,001 - 15,000	£30
15,001 - 20,000	£35
20,001 - 50,000	£40
50,001 - 100,000	£45
100,001 or greater	3% of fee