

TARIFF OF FEES PAYABLE IN RESPECT OF THE ERECTION OF BUILDINGS AND OTHER WORKS

BUILDING PLAN SUBMISSION FEES (w.e.f. 01/04/2018)		rev.4
Unless otherwise stated – the fees are not accumulative on a single application.		
15% VAT included in all fees in this schedule		
	Description	eThekwini
A	Minor Building Work	
(i)	Minor Building Works (see MBW schedule)	Minimum Building Application fee applies
B	Building Applications	
(i)	Floor Area 0m ² to ≤ 100m ²	R 10.00 per 1m ² (with min. fee of R 103.00)
	Floor Area > 100m ² to ≤ 1000m ²	R 22.70 per 1m ²
	Floor Area > 1000m ²	R 10.50 per 1m ²
	<i>Note: The above fees are applied linearly and incremented at the rates set out above, ie: the tariff applied where in excess of 1000m² follows on from the tariff with a floor area > 100m² to ≤ 1000m².</i>	
C	Other Building Applications	
(i)	Temporary Building	Charged at rates as set out above
		(NB: Approval is valid for 1 year only)
(ii)	Preliminary sketch plan or opinion on material, method of form of construction	25(%) per cent of the applicable fee
		<i>Where comment or opinion is sought in respect of the National Building Regulations on an application which would later follow the approval process. (Does not apply where comment or opinion is sought in terms of "other applicable laws", Town Planning Scheme controls, Policies, Guidelines, Bylaws, etc..)</i>
(iii)	Council partnered projects	25(%) per cent of the applicable fee
		(NB: Subject to Council resolution)
(iv)	Courtesy applications (gov't. dept's, gov't. schools, gov't. hospitals, council dept's & projects, etc.)	No Fee
		<i>Gov't applications – Submission of a plan required together with letter from the relevant gov't. dept's consent. Council applications – Submission of a plan required together with a letter from relevant dept. ED's/Head or duly authorised officer's authorisation.</i>
(v)	Social Housing	No Fee
		<i>Any primary dwelling unit (incl H3) of area, max. 80 sq m, erected on an individual site in area identified by the Council for Social Housing</i>
		NB: Submission of plans is required.

Disclaimer:

The Development Planning, Environment & Management Unit will not be held responsible for any changes, omissions or inaccuracies contained herein which may result in unforeseen expense, injury or other misfortune. The information is provided for information purposes only. Where discrepancies exist, the Tariff of Fees as published in the relevant "Tariff Tables" are considered correct, and shall be used as the basis in determining what monies are due to the Council.

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E	Miscellaneous	
(i)	Refunds	No refund is applicable if the application has been issued a decision of approval or refusal. <i>Application for refund to be made within 12 months of date of payment and amount refunded will not exceed 50% of the building fee paid.</i>
(ii)	Appeals	R 5 043.00 <i>Above amount payable on any appeal, where the Local Authority is the Appeal Authority.</i>
F	Archive Records	
	Viewing of microfilmed or hardcopy plans	R 42.00 (NB: per address per day)
	Copy of microfilmed plan	R 48.00 per print [<i>Survey charge code SURV0078CC</i>]
	Copy of microfilmed or hardcopy plan / documents	Survey Dept's tariff, re: copies of documentation will apply <i>Refer to NOTES below for clarity on how the fee for archived copies of records is calculated.</i>
NOTES :		
Where fees payable are based on the floor area of a building, the floor area is calculated in terms of the following definition:-		
<p>"Floor Area means the total covered plan area of all floors/storeys contained within the outer extremities of a building"</p>		
<p>Cell masts Fee is based on the size of the base station and / or other associated buildings.</p>		
<p>Multiple developments on a single submission Where for example a minor building work development and additional area appears on one application the minor building work/s are not charged for. The applicable fees are not accumulative.</p>		
<p>Developments not meeting the MBW category Should the proposal exceed the requirements of the Minor Building Work schedule a full application will be required.</p>		
<p>Calculation of floor area over a servitude The application fee is based on the full area calculated, with no area reduction applied, where the proposed development is over the servitude (<i>where permitted</i>).</p>		
<p>Fees Raised on Behalf of Other Units / Departments Development Applications Branch does not raise / collect fees, verify payment of fees or refund fees for or on behalf of any other Unit or Department of the Council.</p>		
<p>Submission Date The date of submission of an application shall be the date of receipt or the confirmation of payment, whichever is the later.</p>		
<p>Exemptions and/or Special Circumstances</p> <p>(i) No tariff is applicable on applications made by the State (State being defined as any sphere of government or department thereof, including State owned entities).</p> <p>(ii) Tariffs may be reduced for applications from registered non-profit organisations or where the prescribed fee is deemed unreasonable, to a maximum of 50 %, at the discretion of the head: DPE&CP&M on receipt of a detailed motivation and proof of registration.</p> <p>(iii) Tariffs may be reduced for applications where the prescribed fee is deemed unreasonable to a maximum of 50% at the discretion of the Head DPE&CP&M on receipt of a detailed motivation.</p>		
<p>Copies of Archived Records Approved building plans and relative documents are microfilmed (where the resources are available) for storage, access by public and staff alike, as well as for record purposes. Where equipment is not available, the hard copies of plans are viewed.</p> <p>The Record Viewing (search and viewing) fee for extracting and researching records is applied per address, per day, for which records are being inspected</p> <p>To obtain copies of archived building application records requires the payment of an Inspection Fee in addition to a fee for each page of the document/plan required, whether scanned, plotted/printed or photocopied. (Inspection fee + Scanned/Printing/Plotting/Copying fee)</p> <p>The fee for a copy of each page of any A4 DOCUMENTS required is charged at the rate for "Plain Paper Copies" (<i>charge code SURV0031CC</i>) for "Paper" copies, i.e. documents print fee for each A4 page printed + one search fee per address for which documents are required e.g 10 x A4 pages required = A4 print fee (R1x10 pages) + search fee (R18) = R10+R18 = R28</p> <p>The fee for a copy of each page of the BUILDING PLAN required is charged at the rate for 'Scanning & Printing (Black & White) (iii) per A2' (<i>charge code SURV0078CC</i>) + Viewing Fee of R42, once per site address, ie: plan print fee for each A2 page printed + one search fee per address for which plans are required e.g 5 x A2 pages required = A2 print fee (R48 x 5 pages) + search fee (R42) = R240+R42 = R282</p>		

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