

Building Standards

Fees payable (v6a)

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Fees and discounts for building warrant applications (from 01 April 2025)

1. INTRODUCTION

This document details the fees and discounts for building warrant applications.

If you require further assistance, please email buildingstandards@midlothian.gov.uk.

2. FEES FOR BUILDING WARRANT APPLICATIONS

The fees and discounts available detailed in Tables 1a, 1b and 1c below are set by the Scottish Government.

The fees relate to the 'value of the works'. In calculating the value of the works, you must use normal market costs rather than any discounted costs that you might be able to achieve. For example, even if the labour was unpaid because it is a self-build project, the value of the building work should still include a fair assessment of the value of labour had commercial contractors undertaken the work.

The cost of works that do not require building warrant approval, for example, decoration, floor coverings etc., do not require to be included in the estimated value of the works.

The fee is set at zero for works to alter or extend a dwelling to improve its suitability for use by a disabled occupant. Of note, this relief is not for disabled people in general, but relates specifically to works to provide facilities for disabled people as defined in the Building Standards.

Note that the fees for late building warrant and completion certificates where no warrant was obtained are subject to higher level of fees.

The fee is exempt from VAT. The figures stated for value of works are exempt from VAT.

Table 1a. Fees payable: Value of works between £0 - £100,000

Value of works up to £100,000 (£)	Building Warrant fee (no discounts applied) (£)	Discounts available* for providing a Certificate from an Approved Certifier (fixed rates based on value of work up to £100,000) (£)	
		Certificates of Design: discount provided per certificate for: a) Building Structure Scheme (SER) b) Energy Scheme (BRE, RIAS)	Certificates of Construction: discount provided per certificate for: a) Electrical Installations Scheme (NICEIC, SELECT) b) Drainage, Heating and Plumbing Scheme (SNIPEF)
0-5,000	210.00	45.00	
5,001-5,500	231.00	55.00	25.00
5,501-6,000	252.00		
6,001-6,500	273.00		
6,501-7,000	294.00		
7,001-7,500	315.00		
7,501-8,000	336.00		
8,001-8,500	357.00		
8,501-9,000	378.00		
9,001-9,500	399.00		
9,501-10,000	420.00		
10,001-11,000	443.00	65.00	30.00
11,001-12,000	466.00		
12,001-13,000	489.00		
13,001-14,000	512.00		
14,001-15,000	535.00		
15,001-16,000	558.00	75.00	35.00
16,001-17,000	581.00		
17,001-18,000	604.00		
18,001-19,000	627.00		
19,001-20,000	650.00		
20,001-30,000	728.00	100.00	40.00
30,001-40,000	806.00		
40,001-50,000	884.00		
50,001-60,000	962.00	120.00	42.00
60,001-70,000	1040.00		
70,001-80,000	1118.00		
80,001-90,000	1,196.00		
90,001-100,000	1,274.00		

* See Section 3 Discounts below.

Table 1b. Fees payable: Value of works £100,001 and above

Value of works £100,001 and above (£)	Building Warrant fee (no discounts applied) (£)	Discounts available* for providing a Certificate from an Approved Certifier (percentage for value of work £100,001 and above) (£)	
		Certificates of Design: 10% discount provided per certificate for: a) Building Structure Scheme (SER) b) Energy Scheme (BRE, RIAS)	Certificates of Construction: 3% discount provided per certificate for: a) Electrical Installations Scheme (NICEIC, SELECT) b) Drainage, Heating and Plumbing Scheme (SNIPEF)
100,001-120,000	1,402.00	140.20	42.06
120,001-140,000	1,530.00	153.00	45.90
140,001-160,000	1,658.00	165.80	49.74
160,001-180,000	1,786.00	178.60	53.58
180,001-200,000	1,914.00	191.40	57.42
200,001-220,000	2,042.00	204.20	61.26
220,001-240,000	2,170.00	217.00	65.10
240,001-260,000	2,298.00	229.80	68.94
260,001-280,000	2,426.00	242.60	72.78
280,001-300,000	2,554.00	255.40	76.62
300,001-320,000	2,682.00	268.20	80.46
320,001-340,000	2,810.00	281.00	84.30
340,001-360,000	2,938.00	293.80	88.14
360,001-380,000	3,066.00	306.60	91.98
380,001-400,000	3,194.00	319.40	95.82
400,001-420,000	3,322.00	332.20	99.66
420,001-440,000	3,450.00	345.00	103.50
440,001-460,000	3,578.00	357.80	107.34
460,001-480,000	3,706.00	370.60	111.18
480,001-500,000	3,834.00	383.40	115.02
500,001-550,000	4,055.00	405.50	121.65
550,001-600,000	4,276.00	427.60	128.28
600,001-650,000	4,497.00	449.70	134.91
650,001-700,000	4,718.00	471.80	141.54
700,001-750,000	4,939.00	493.90	148.17
750,001-800,000	5,160.00	516.00	154.80
800,001-850,000	5,381.00	538.10	161.43
850,001-900,000	5,602.00	560.20	168.06
900,001-950,000	5,823.00	582.30	174.69
950,001-1,000,000	6,044.00	604.40	181.32
And for every £100,000 or part thereof, over £1 million	Add £315.00	10% of fee	3% of fee

* See Section 3 Discounts below.

Table 1c. Fees payable (continued)

	Title	Fee
2.	Application for warrant for conversion only, that is without any building work	£210.00
3.	Application for warrant for demolition only that is where there are no immediate plans for rebuilding	£210.00
4.	Application for amendment of warrant	
	a) where the new total estimated value is less than the original, or is an increase of no more than £5,000	£150.00
	b) where the new total estimated value increases by more than £5,000	Fee is the amount for a building warrant of the same value as the increase (for example, if the increase is £20,000, the fee will be £650)
5.	Application for an amendment to warrant for demolition or conversion only	£150
6.	Application to extend the period of validity of a warrant	£150

Where a late application for building warrant is made, or a completion certificate is submitted and there was no warrant obtained when there should have been, the fee is increased to cover the increased difficulty the verifier will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The resulting fees are detailed below.

7.	Application for late building warrant, i.e. where work is already started:	
	a) application for a building warrant for the construction of a building or the provision of services, fittings equipment in connection with a building (whether or not combined with an application for demolition)	Fee is 200% of the fee in tables of fees above
	b) application for warrant for demolition only	£300
8.	Submission of a completion certificate where no warrant was obtained for:	
	a) the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for demolition)	Fee is 300% of the fee in tables of fees above
	b) application for demolition only, or for conversion only	£500

3. DISCOUNTS

The Building (Scotland) Act 2003 permits the optional procedure for design or construction work to be certified by approved building professionals and tradesmen as complying with the building regulations.

Approved certifiers of design are usually structural engineers and/or energy assessors, who design and issue certification for the Structures (SER) and/or Energy (BRE or RAIS) components of the building work. Approved certifiers of construction are usually electricians (SELECT or NICEIC) and plumbers (SNIPEF), who undertake work and issue certification for electrical installations and/or drainage/heating/plumbing.

Certification may only be undertaken by an approved certifier of design or an approved certifier of construction who is registered in an appropriate approved certification scheme and, where relevant, holds the appropriate designation(s) in such a scheme.

The discounts in relation to both certificates of design and construction are based on the original warrant fee (before discounting).

3.1 Certifiers of Design

A warrant fee is discounted where one or more certificates from approved certifiers of design **are presented with a warrant application, or before the building warrant is granted**, as follows:

Table 2a. Discounts for Certification of Design

Certificate		Discount*
1.	For each certificate that covers the whole of any section of the functional standards, and/or	10% (or the fixed levels of discounts for values of work up to £100,000, indicated in the fee tables above)
2.	For each certificate covering a single item in any such section, up to a maximum of 5% for any one section **	1%

*All subject to a maximum discount of 60% of the warrant fee.

**It should be noted that there are currently no approved Certifier of Design schemes that cover single items within a section of the Building Standards.

The discount for each Certificate of Design that covers the whole of any section of the functional standards is presented in the fee tables above.

Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted, with the discount applied to the whole fee.

Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000. The discount is on the amendment fee (which will take into account any increased value or work) and not the original fee.

3.2 Certifiers of Construction

A warrant fee is also discounted where it is stated **at building warrant application stage** that one or more certificates from an approved Certifier of Construction are to be presented with a completion certificate, as follows:

Table 2b. Discounts for Certification of Construction

Certificate		Discount*
1.	For each certificate covering an approved scheme, or	3% (or the fixed levels of discount for values of work up to £100,000, indicated in the fee tables above)
2.	For a single certificate covering the construction of the entire building	20%

*All subject to a maximum refund of 20%.

Except when accompanying a late completion certificate, a discount **is only applicable** where a verifier has been informed of the intention to use the approved certifier of construction at warrant application stage, including late warrant applications.

4. STAGED WARRANT APPLICATIONS

Staged warrant applications usually apply to large-scale projects, such as public or commercial buildings where the building cannot be fully designed until the eventual occupant is identified. Specialist sub-contractors, who are often needed to complete the detailed design of parts of the building, may also not be identifiable at the outset.

The initial submission to the local authority should be made using an Application for Building Warrant Form. For each subsequent stage an Application for Amendment of Warrant should be used. The applicant has to agree with the verifier which later stages of work cannot commence until details of those stages are provided. The warrant for the whole project is then granted with a condition that work on the identified stages does not start until the necessary information has been submitted and an amendment of warrant for the next stage(s) granted.

4.1 Staged application fee payment

The fee for a staged warrant is payable in full at the time of the initial application, based on the estimated total value of the project. A discount is available for any Certificate of Design presented with the application, or where the applicant confirms on the application form details of the approved certifier and approved body (including their registration numbers) they are using and/or for any Certificate of Construction indicated in the application as to be included in the completion certificate submission. **For the later amendments, the fee will be as in Table 1c above.**