

Building Standards Section

The Building (Fees)(Scotland) Amendment Regulations From 1 April 2025

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	210	140,001	160,000		1658
5,001	-	5,500	231	160,001	180,000		1786
5,501	-	6,000	252	180,001	200,000		1914
6,001	-	6,500	273	200,001	220,000		2042
6,501	-	7,000	294	220,001	240,000		2170
7,001	-	7,500	315	240,001	260,000		2298
7,501	-	8,000	336	260,001	280,000		2426
8,001	-	8,500	357	280,001	300,000		2554
8,501	-	9,000	378	300,001	320,000		2682
9,001	-	9,500	399	320,001	340,000		2810
9,501	-	10,000	420	340,001	360,000		2938
10,001	-	11,000	443	360,001	380,000		3066
11,001	-	12,000	466	380,001	400,000		3194
12,001	-	13,000	489	400,001	420,000		3322
13,001	-	14,000	512	420,001	440,000		3450
14,001	-	15,000	535	440,001	460,000		3578
15,001	-	16,000	558	460,001	480,000		3706
16,001	-	17,000	581	480,001	500,000		3834
17,001	-	18,000	604	500,001	550,000		4055
18,001	-	19,000	627	550,001	600,000		4276
19,001	-	20,000	650	600,001	650,000		4497
20,001	-	30,000	728	650,001	700,000		4718
30,001	-	40,000	806	700,001	750,000		4939
40,001	-	50,000	884	750,001	800,000		5160
50,001	-	60,000	962	800,001	850,000		5381
60,001	-	70,000	1040	850,001	900,000		5602
70,001	-	80,000	1118	900,001	950,000		5823
80,001	-	90,000	1196	950,001	1,000,000		6044
90,001	-	100,000	1274				
100,001	-	120,000	1402				
120,001	-	140,000	1530				
				Thereafter each additional £100,000 (or part thereof) increases the warrant fee by			315

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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WHEN WORK HAS NOT STARTED PRIOR TO THE APPLICATION	£
Conversion Building Warrant application for conversion only, that is without any building work-	210
Demolition Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings-	210
Amendment to Warrant (Value increase by £5000 or under) 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
Amendment to Warrant (Value increase by more than £5000) Amendment to Warrant application where new total estimated value increases by more than £5000 - calculate fee from table above based on <u>extra value of work</u>	Fee from table above
Amendment for Further Stage of Staged Building Warrants 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
Extend Period of Validity of Building Warrant. Application to extend period of validity of building warrant. This must be made prior to building warrant expiring (3 years from date of issue) and are at the discretion of the Council.	150
Facilities Solely for the use of disabled persons Application to provide facilities solely for the use of disabled persons within a dwelling. , e.g. a better way of entering or getting around inside the building or installing sanitary facilities. The fee for this part only will not apply. 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. For advice contact the Building Standards Section	NO FEE
WHEN WORK HAS STARTED PRIOR TO THE ORIGINAL APPLICATION BEING SUBMITTED	
Building Warrant Application Based on value of work	200% of fee from table above
Demolition Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings	£300
WHEN WORK HAS BEEN COMPLETED AND NO BUILDING WARRANT SUBMITTED	
Completion Certificate Submission Where No Building Warrant Granted Based on value of work	300% of fee from table above
Conversion Building Warrant application for conversion only, that is without any building work-	£500
Demolition Building Warrant application for demolition only, that is where there are no immediate plans for rebuilding nor stabilisation of neighbouring buildings-	£500

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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	£45
5,001 - 10,000	£55
10,001 - 15000	£65
15,001 - 20,000	£75
20,001 - 50,000	£100
50,001 - 100,000	£120
100,001 or greater	10% of fee

DISCOUNTS FOR USING CERTIFIER OF CONSTRUCTION

VALUE OF WORK £	DISCOUNT
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	£42
100,001 or greater	3% of fee