

# Guidance Notes - Building Regulation Charges

## TABLE A

### STANDARD CHARGES FOR THE CONSTRUCTION OF NEW DWELLINGS

1. These charges have been made under the Building (Local Authority Charges) Regulations 2010 and apply from the **1st April 2020 (VAT rate of 20%)**. Cheques should be made payable to 'Isle of Wight Council'. Payment can also be made in cash or by credit / debit card at our Seaclose Office or by calling (01983) 823580.
2. The charges for Building Regulation work are required to cover the cost of providing the service. There are two methods of establishing the charge for building works:
  - a. Standard charges (a set cost)
  - b. Individually determined charges (quotation by Building Control Department)

There are standard charges for the construction of up to 1 new dwelling (Table A). Applications in excess of 1 dwelling will be an individually determined charge and you should contact Building Control for a quote.

3. A request for a quotation will be dealt with within 5 working days and will be valid for 6 months.
4. In the case of a Full Plans application, the Plan Charge is payable on submission and the Applicant will be invoiced for the Inspection Charge upon commencement of works. In the case of a Building Notice application, the total charge is payable when the application is deposited, and is equivalent to the Full Plans Plan Charge plus the Inspection Charge.
5. For inclusion in Table A, the dwelling must not exceed three storeys in height and be no more than 200m<sup>2</sup> in floor area. If this criteria is not met, the application charge will be an individually determined charge and you should contact Building Control for a quote.
6. Applications may be deposited in person, by post or electronically via [www.iwight.com/buildingcontrol](http://www.iwight.com/buildingcontrol).
7. These charges have been set by the Authority on the basis that:
  - a. The building work does not consist of, or include, innovative or high risk construction techniques
  - b. The duration of the building work from commencement to completion does not exceed 24 months
  - c. The design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work.If the project does not comply with all of the above conditions, supplementary charges may be payable.

8. The charge for Regularisation applications will be 150% of the equivalent net total charge.
9. These notes are not comprehensive. Please contact Building Control if you require further clarification or alternatively the full scheme for the recovery of Building Control charges is available for viewing on our website.

This publication is also available on audio tape, in large print, and in Braille. For further details please contact the Isle of Wight Council on 01983 823580.

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**TABLE A**

**STANDARD CHARGES FOR THE CONSTRUCTION OF NEW DWELLINGS**

No. of Dwellings	FULL PLANS				BUILDING NOTICE	
	Plan Charge		Inspection Charge		(Equivalent to Full Plans Plan + Inspection Charges)	
	Net Charge (excl VAT)	Total Charge (inc. VAT)	Net Charge (excl VAT)	Total Charge (inc. VAT)	Net Charge (excl VAT)	Total Charge (inc. VAT)
1	240.00	<b>288.00</b>	490.00	<b>588.00</b>	730.00	<b>876.00</b>

**NOTE:**

- a) Charges for 2 or more dwellings, or if the floor area of a dwelling exceeds 200m<sup>2</sup> or is more than three storeys in height, will be individually assessed. For further advice or to obtain a quote please contact Building Control:

Tel: (01983) 823580

Email: [building.control@iow.gov.uk](mailto:building.control@iow.gov.uk)

- b) A request for a quotation will be dealt with within 5 working days and will be valid for 6 months.