



Shetland Islands Council
Building Standards

**BUILDING WARRANT TABLES OF
FEES**

(with effect from 1st April 2025)

3.15.1. The fees and discounts available for building warrants for the construction of a building or for the provision of services, fittings or equipment in connection with a building (whether or not combined with a warrant for conversion or an application for demolition) is as per the following tables. (Note that the fees for late building warrant and completion certificates where no warrant was obtained are subject to higher level of fees).

Table 1a: Table of fees – Value of works between £0 - £100,000

Value of work 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/certificate)		Certificates of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
0 – 5,000	£210	- £45	- £45	- £25	- £25
5,001 – 5,500	£231	- £55	- £55	- £25	- £25
5,501 – 6,000	£252	- £55	- £55	- £25	- £25
6,001 – 6,500	£273	- £55	- £55	- £25	- £25
6,501 – 7,000	£294	- £55	- £55	- £25	- £25
7,001 – 7,500	£315	- £55	- £55	- £25	- £25
7,501 – 8,000	£336	- £55	- £55	- £25	- £25
8,001 – 8,500	£357	- £55	- £55	- £25	- £25
8,501 – 9,000	£378	- £55	- £55	- £25	- £25
9,001 – 9,500	£399	- £55	- £55	- £25	- £25
9,501 – 10,000	£420	- £55	- £55	- £25	- £25
10,001 – 11,000	£443	- £65	- £65	- £30	- £30
11,001 – 12,000	£466	- £65	- £65	- £30	- £30
12,001 – 13,000	£489	- £65	- £65	- £30	- £30
13,001 – 14,000	£512	- £65	- £65	- £30	- £30
14,001 – 15,000	£535	- £65	- £65	- £30	- £30
15,001 – 16,000	£558	- £75	- £75	- £35	- £35
16,001 – 17,000	£581	- £75	- £75	- £35	- £35
17,001 – 18,000	£604	- £75	- £75	- £35	- £35
18,001 – 19,000	£627	- £75	- £75	- £35	- £35
19,001 - 20,000	£650	- £75	- £75	- £35	- £35
20,001 – 30,000	£728	- £100	- £100	- £40	- £40
30,001 – 40,000	£806	- £100	- £100	- £40	- £40
40,001 – 50,000	£884	- £100	- £100	- £40	- £40
50,001 – 60,000	£962	- £120	- £120	- £42	- £42
60,001 – 70,000	£1,040	- £120	- £120	- £42	- £42
70,001 – 80,000	£1,118	- £120	- £120	- £42	- £42
80,001 – 90,000	£1,196	- £120	- £120	- £42	- £42
90,001 – 100,000	£1,274	- £120	- £120	- £42	- £42

Table 1b: Table of fees – Value of works £100,001 and above

Value of work £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/certificate)		Certificates of Construction (3% discount/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
£					
100,001 – 120,000	£1,402	- £140.20	- £140.20	- £42.06	- £42.06
120,001 – 140,000	£1,530	- £153.00	- £153.00	- £45.90	- £45.90
140,001 – 160,000	£1,658	- £165.80	- £165.80	- £49.74	- £49.74
160,001 – 180,000	£1,786	- £178.60	- £178.60	- £53.58	- £53.58
180,001 – 200,000	£1,914	- £191.40	- £191.40	- £57.42	- £57.42
200,001 – 220,000	£2,042	- £204.20	- £204.20	- £61.26	- £61.26
220,001 – 240,000	£2,170	- £217.00	- £217.00	- £65.10	- £65.10
240,001 – 260,000	£2,298	- £229.80	- £229.80	- £68.94	- £68.94
260,001 – 280,000	£2,426	- £242.60	- £242.60	- £72.78	- £72.78
280,001 – 300,000	£2,554	- £255.40	- £255.40	- £76.62	- £76.62
300,001 – 320,000	£2,682	- £268.20	- £268.20	- £80.46	- £80.46
320,001 – 340,000	£2,810	- £281.00	- £281.00	- £84.30	- £84.30
340,001 – 360,000	£2,938	- £293.80	- £293.80	- £88.14	- £88.14
360,001 – 380,000	£3,066	- £306.60	- £306.60	- £91.98	- £91.98
380,001 – 400,000	£3,194	- £319.40	- £319.40	- £95.82	- £95.82
400,001 – 420,000	£3,322	- £332.20	- £332.20	- £99.66	- £99.66
420,001 – 440,000	£3,450	- £345.00	- £345.00	- £103.50	- £103.50
440,001 – 460,000	£3,578	- £357.80	- £357.80	- £107.34	- £107.34
460,001 – 480,000	£3,706	- £370.60	- £370.60	- £111.18	- £111.18
480,001 – 500,000	£3,834	- £383.40	- £383.40	- £115.02	- £115.02
500,001 – 550,000	£4,055	- £405.50	- £405.50	- £121.65	- £121.65
550,001 – 600,000	£4,276	- £427.60	- £427.60	- £128.28	- £128.28
600,001 – 650,000	£4,497	- £449.70	- £449.70	- £134.91	- £134.91
650,001 – 700,000	£4,718	- £471.80	- £471.80	- £141.54	- £141.54
700,001 – 750,000	£4,939	- £493.90	- £493.90	- £148.17	- £148.17
750,001 – 800,000	£5,160	- £516.00	- £516.00	- £154.80	- £154.80
800,001 – 850,000	£5,381	- £538.10	- £538.10	- £161.43	- £161.43
850,001 – 900,000	£5,602	- £560.20	- £560.20	- £168.06	- £168.06
900,001 – 950,000	£5,823	- £582.30	- £582.30	- £174.69	- £174.69
950,001 – 1,000,000	£6,044	- £604.40	- £604.40	- £181.32	- £181.32
And for every £100,000, or part thereof, over £1 million	Add £315	- 10% of fee	- 10% of fee	- 3% of fee	- 3% of fee

3.15.2 Application for building warrant for conversion only, that is without any building work –
Fee is £210

3.15.3 Application for demolition only, that is where there are no immediate plans for rebuilding –
Fee is £210

3.15.4 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 –

Fee is £150

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. (That is, if the increase is £20,000, the fee will be £650).

3.15.5 Application for an amendment to warrant for demolition or conversion only –

Fee is £150

3.15.6 Application to extend the period of validity of a warrant –

Fee is £150

3.15.7 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.

3.15.8 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 and 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 demolitions only - Fee is £300

3.15.9 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 warrant for demolitions only or for conversion only – Fee is £500

3.15.10. A warrant fee is discounted where certificate(s) from approved certifiers of design are presented with a warrant application, or before the building warrant is granted, as below:

- 10% (or the fixed levels of discounts for values of work up to £100,000, indicated in the tables above) for each certificate that covers the whole of any section of the functional standards, and/or

- The Building (Fees) (Scotland) Regulations 2004 allows for a 1% discount for each certificate covering a single item in any such section, up to a maximum of 5% for any one section, all subject to a maximum discount of 60% of the warrant fee. However, 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.

When a local agreement is in place between the verifier and the applicant for phased payment of the warrant fee, the discount should be due on all the payments, provided a certificate was submitted with, or the intended use confirmed on, the warrant application form.

Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted. The discount is based on the value of works, as noted in table 1a and 1b. A worked example is provided below for a late building warrant with a value of work £52,000

Calculate full fee

Value of work band 50,001 – 60,000

Building warrant fee payable in normal circumstances - £962

Late building warrant fee applied 200% of £962 = £1,924

Total full fee - £1,924

Calculate discount for using certifier

Discount applied for certifier of design (based on £52,000 value of works) - £120 Total payable – £1,804 (based on single fixed amount discount)

Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000. This may be for a different design scheme or, in the case of staged warrants, may involve a new certificate. The discount is on the amendment fee (which will take into account any increased value or work) and not the original fee.

3.15.11. A warrant fee is also discounted where it is stated at warrant application stage that one or more certificates from an approved certifier of construction will be presented with a completion certificate, as below:

- 3% (or the fixed levels of discount for values of work up to £100,000) for each certificate covering an approved scheme or
- 20% for a single certificate covering the construction of the entire building all subject to a maximum discount 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.

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