

CLUSTER : **ECONOMIC DEVELOPMENT & PLANNING**
UNIT : **DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT**
DEPARTMENT : **DEVELOPMENT MANAGEMENT**
BRANCH : **DEVELOPMENT APPLICATIONS AND APPROVALS**



| Building Plan Application Fees (With effect from 1st July 2019) | 2019/2020 Tariff (Excluding Vat) |
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| Minor Building Works Application (MBW) (as per the MBW Schedule) | The minimum fee : R96.00 (Excluding Vat) or R110.00 (Including Vat) |
| Floor area: 0m ² to ≤ 100m ² | R9.21 per 1m² (Excluding Vat) with a minimum fee of R96.00 (excluding Vat) Or R110.00 (including Vat) |
| Floor area: >100m ² to ≤ 1000m ² | R20.40 per 1m² (Excluding Vat) |
| Floor area: in excess of 1000m ² | R9.67 per 1m² (Excluding Vat) |
| <i>Fees are applied linearly and incrementally at the rates set out above i.e the tariff applied where in excess of 1000m² follows on from the tariff with a floor area > 100m² to ≤ 1000m². VAT at 15% must be added to the calculated fee to arrive at the correct amount payable at the time of submission of any application. The VAT inclusive fee payable, which contain a cents value, will be rounded-down to the nearest rand value.</i> | |
| Temporary Building: The approval is valid for 1 year only. | As above |
| Preliminary Sketch Plan or opinion on material, method of form of construction: Where a comment or opinion is sought in respect of the Nation 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.) The Minimum fee is applicable | 25% of the applicable fee |
| Council Partnered Projects: A resolution from Council is required. The Minimum fee is applicable | 25% of the applicable fee. |
| Application For or on Behalf of the State or Council: State applications: The State is defined as any sphere of government or Department, thereof including State Owned Entities The submission of a plan is required together with letter from relevant government department's consent. eThekwini applications: The submission of a plan is required together with letter from relevant Department Head or duly Authorised Officer's authorisation. | No fee |
| Social Housing: Any primary dwelling unit (incl H3) of area, max. 80m ² , erected on an individual site in area identified by the eThekwini Council for Social Housing | No fee |
| NOTES: (Unless otherwise stated – the fees are not accumulative on a single application) | |
| Refunds: No refund is applicable for a development application where a decision has been made except in the circumstances that the application fee was incorrectly calculated. Applications for such refunds and accompanying evidence to be made within 12months of date of payment. The amount refunded will not exceed 50% of the building fee paid. | |
| Cellmasts and similar type structures: Calculation based on the size of the base station and/or other associated buildings | |
| 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. | |
| Developments not meeting the MBW category: Should the proposal exceed the requirements of the Minor building work schedule, a full application will be required. | |
| Fees raised on behalf of other Units/Departments: The Development Applications and Approvals Branch does not raise, collect fees or verify payment of fees for or behalf of any other Unit or Department of the eThekwini Council | |
| Exemption and/or Special Circumstances: The tariffs may be reduced (to a maximum of 50% of the applicable fee) for applications from registered non-profit organisations, at the discretion of the Head: Development, Planning, Environment and Management. A detailed motivation and proof of registration, is required to be submitted prior to the submission of the application. | |
| 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. | |