

SPATIAL PLANNING AND ENVIRONMENT - DEVELOPMENT MANAGEMENT - BUILDING DEVELOPMENT MANAGEMENT										
CAT		SERVICES RENDERED	UNIT	REMARKS	2023/24	2023/24		2024/25	2024/25	% Increase / decrease
					Recalculated	R	VAT	Recalculated	R	
					excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT	
		BUILDING PLAN SUBMISSION								
1		MINOR BUILDING WORK (Section 13 of Act 103 of 1977)		<ul style="list-style-type: none"> Permits valid for 6 months Each item charged for separately even if part of full submission. Reconstruction of fire and natural disaster damaged buildings at applicable rate as per single/other/non-residential categories. 						
PCR	(a)	Minor works permit - All Residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	530.43	610.00	y	565.22	650.00	6.56%
PCR	(b)	Minor works permit - Other than residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	860.87	990.00	y	913.04	1 050.00	6.06%
	(c)	Open-sided covered (any material other than fabric) shelter for a car, caravan or boat.		As per (a) or (b) above		-			-	
	(d)	Single Residential >40m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		1 052.17	1 210.00	y	1 113.04	1 280.00	5.79%
	(e)	Other than single residential >40m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		1 052.17	1 210.00	y	1 113.04	1 280.00	5.79%
S	2	STATE FUNDED HOUSING PROJECTS and SMALL SCALE AFFORDABLE RENTAL FLATS		<p>Includes single dwelling units and multi-storey multi unit buildings and small scale affordable rental flats as defined in the Development Management Scheme and applications for the establishment of predominantly state subsidized housing developments, which include predominantly state subsidized social housing developments.”</p> <p>an applicant must provide evidence from the head of the responsible state department that the development is a predominantly state subsidized housing development.</p> <p>This tariff does not apply to a private social housing company that will own and manage the development.</p> <ul style="list-style-type: none"> Plan valid for 12 months 						
SB	(a)	Individual single dwelling units ≤80m ²	Per Unit		13.04	15.00	y	13.04	15.00	0.00%
SB	(b)	Blocks of Flats where the individual flats or rental units are <80m ² are ≤80m ²	Per Flat per Application	The fee is calculated as the number of flats or rental units in the block multiplied by the Tariff.	13.04	15.00	y	13.04	15.00	0.00%
PCR	(c)	Individual single dwelling units >80m ²		■ Per category	As per Single Residential	As per Single Residential	y	As per Single Residential	As per Single Residential	
PCR	(d)	Blocks of Flats where the individual flats are >80m ²	Per Application	■ Per category	As per Other Residential	As per Other Residential	y	As per Other Residential	As per Other Residential	
PCR	(e)	Additions and Alterations	Per Application	■ Additions / Alterations: only applicable where the total floor area of the altered unit is less than 80m ²	226.09	260.00	y	243.48	280.00	7.69%
	3	SINGLE RESIDENTIAL BUILDINGS		<p>Includes Double Dwellings, Second Dwellings and Outbuildings and Additions thereto.</p> <ul style="list-style-type: none"> Plan valid for 12 months 						

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					Recalculated	R	VAT	Recalculated	R	
					excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT	
				■ Where covered areas such as carports, patios, entertainment areas etc..are enclosed to create additional floor area the fees are charged as for new floor area.						
PCR	(a)	> 0 ≤ 25m ²			530.43	610.00	y	565.22	650.00	6.56%
PCR	(b)	>25 ≤ 50m ²			1 243.48	1 430.00	y	1 313.04	1 510.00	5.59%
PCR	(c)	>50 ≤ 75m ²			1 878.26	2 160.00	y	1 991.30	2 290.00	6.02%
PCR	(d)	>75 ≤ 100m ²			2 591.30	2 980.00	y	2 747.83	3 160.00	6.04%
PCR	(e)	>100 ≤ 125m ²			3 347.83	3 850.00	y	3 547.83	4 080.00	5.97%
PCR	(f)	>125 ≤ 150m ²			4 147.83	4 770.00	y	4 391.30	5 050.00	5.87%
PCR	(g)	>150 ≤ 175m ²			5 069.57	5 830.00	y	5 365.22	6 170.00	5.83%
PCR	(h)	>175 ≤ 200m ²			6 130.43	7 050.00	y	6 495.65	7 470.00	5.96%
PCR	(i)	>200 ≤ 250m ²			7 782.61	8 950.00	y	8 243.48	9 480.00	5.92%
PCR	(j)	>250 ≤ 300m ²			9 426.09	10 840.00	y	9 982.61	11 480.00	5.90%
PCR	(k)	>300 ≤ 350m ²			11 078.26	12 740.00	y	11 730.43	13 490.00	5.89%
PCR	(l)	>350 ≤ 400m ²			12 730.43	14 640.00	y	13 478.26	15 500.00	5.87%
PCR	(m)	>400 ≤ 450m ²			14 408.70	16 570.00	y	15 260.87	17 550.00	5.91%
PCR	(n)	>450 ≤ 500m ²			16 034.78	18 440.00	y	16 982.61	19 530.00	5.91%
PCR	(o)	>500m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		4 139.13	4 760.00	y	4 382.61	5 040.00	5.88%
4		OTHER RESIDENTIAL		Block of flats, Townhouses, Group housing, Single Title						
				■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m ²			530.43	610.00	y	565.22	650.00	6.56%
PCR	(b)	>25 ≤ 50m ²			1 243.48	1 430.00	y	1 313.04	1 510.00	5.59%
PCR	(c)	>50 ≤ 75m ²			1 878.26	2 160.00	y	1 991.30	2 290.00	6.02%
PCR	(d)	>75 ≤ 100m ²			2 591.30	2 980.00	y	2 747.83	3 160.00	6.04%
PCR	(e)	>100 ≤ 125m ²			3 347.83	3 850.00	y	3 547.83	4 080.00	5.97%
PCR	(f)	>125 ≤ 150m ²			4 147.83	4 770.00	y	4 391.30	5 050.00	5.87%
PCR	(g)	>150 ≤ 175m ²			5 069.57	5 830.00	y	5 365.22	6 170.00	5.83%
PCR	(h)	>175 ≤ 200m ²			6 130.43	7 050.00	y	6 495.65	7 470.00	5.96%
PCR	(i)	>200 ≤ 250m ²			7 782.61	8 950.00	y	8 243.48	9 480.00	5.92%
PCR	(j)	>250 ≤ 300m ²			9 426.09	10 840.00	y	9 982.61	11 480.00	5.90%
PCR	(k)	>300 ≤ 350m ²			11 078.26	12 740.00	y	11 730.43	13 490.00	5.89%

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					Recalculated excl. VAT	R incl. VAT	VAT Yes/No	Recalculated excl. VAT	R incl. VAT	
PCR	(l)	>350 ≤ 400m ²			12 730.43	14 640.00	y	13 478.26	15 500.00	5.87%
PCR	(m)	>400 ≤ 450m ²			14 408.70	16 570.00	y	15 260.87	17 550.00	5.91%
PCR	(n)	>450 ≤ 500m ²			16 034.78	18 440.00	y	16 982.61	19 530.00	5.91%
PCR	(o)	>500m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		4 139.13	4 760.00	y	4 382.61	5 040.00	5.88%
5		OTHER RESIDENTIAL : ADDITIONS		Block of flats, Townhouses, Group housing, Single Title ■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m ²			530.43	610.00	y	565.22	650.00	6.56%
PCR	(b)	>25 ≤ 50m ²			1 243.48	1 430.00	y	1 313.04	1 510.00	5.59%
PCR	(c)	>50 ≤ 75m ²			1 878.26	2 160.00	y	1 991.30	2 290.00	6.02%
PCR	(d)	>75 ≤ 100m ²			2 591.30	2 980.00	y	2 747.83	3 160.00	6.04%
PCR	(e)	>100 ≤ 125m ²			3 347.83	3 850.00	y	3 547.83	4 080.00	5.97%
PCR	(f)	>125 ≤ 150m ²			4 147.83	4 770.00	y	4 391.30	5 050.00	5.87%
PCR	(g)	>150 ≤ 175m ²			5 069.57	5 830.00	y	5 365.22	6 170.00	5.83%
PCR	(h)	>175 ≤ 200m ²			6 130.43	7 050.00	y	6 495.65	7 470.00	5.96%
PCR	(i)	>200 ≤ 250m ²			7 782.61	8 950.00	y	8 243.48	9 480.00	5.92%
PCR	(j)	>250 ≤ 300m ²			9 426.09	10 840.00	y	9 982.61	11 480.00	5.90%
PCR	(k)	>300 ≤ 350m ²			11 078.26	12 740.00	y	11 730.43	13 490.00	5.89%
PCR	(l)	>350 ≤ 400m ²			12 730.43	14 640.00	y	13 478.26	15 500.00	5.87%
PCR	(m)	>400 ≤ 450m ²			14 408.70	16 570.00	y	15 260.87	17 550.00	5.91%
PCR	(n)	>450 ≤ 500m ²			16 034.78	18 440.00	y	16 982.61	19 530.00	5.91%
PCR	(o)	>500m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		4 139.13	4 760.00	y	4 382.61	5 040.00	5.88%
6		NON RESIDENTIAL: COMMERCIAL.		Includes shops, offices, service stations, hotels ■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m ²	Minimum fee		869.57	1 000.00	y	921.74	1 060.00	6.00%
PCR	(b)	>25m ²	per m ² x .0085		5 078.26	5 840.00	y	5 373.91	6 180.00	5.82%
7		NON RESIDENTIAL: OTHER.		Schools, Churches, Place of Education (i.e. Daycares, technicons etc.) ■ Plan valid for 12 months						
	(a)	> 0 ≤ 25m ²	Minimum fee		869.57	1 000.00	y	921.74	1 060.00	6.00%
	(b)	>25m ²	per m ² x .0085		3 817.39	4 390.00	y	4 043.48	4 650.00	5.92%

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					Recalculated	R	VAT	Recalculated	R	
					excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT	
	8	NON RESIDENTIAL: INDUSTRIAL.		Includes Factories, Warehouses, Offices in Industrial Areas and parking structures and the parking component within other buildings. ■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m ²	Minimum fee		869.57	1 000.00	y	921.74	1 060.00	6.00%
PCR	(b)	>25m ²	per m ² x .0085		3 695.65	4 250.00	y	3 913.04	4 500.00	5.88%
	9	NON RESIDENTIAL: RURAL BUILDINGS.		Incl silos, barns, hangers etc All farmhouses and labourers accommodation to be taken at residential rate. ■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 75m ²	Minimum fee		869.57	1 000.00	y	921.74	1 060.00	6.00%
PCR	(b)	> 75m ²	per m ² x .0085		1 382.61	1 590.00	y	1 460.87	1 680.00	5.66%
PCR	10	INTERNAL ALTERATIONS -- ALL CATEGORIES		Qs/Architect Estimate of building work cost of the alterations. ■ Internal alterations to Single residential and Other residential dwelling units to be charged the minimum fee per unit.	0.85% of Estimate. Minimum Fee as per category.	0.85% of Estimate. Minimum Fee as per category.	y	0.85% of Estimate. Minimum Fee as per category.	0.85% of Estimate. Minimum Fee as per category.	
	11	SKETCH PLAN FEE		Fee not deductible from final plan fee.						
PCR	(a)	Single Residential	per application		530.43	610.00	y	565.22	650.00	6.56%
PCR	(b)	All other categories	per application		921.74	1 060.00	y	973.91	1 120.00	5.66%
PCR	12	MAJOR HAZARD INSTALLATIONS	per application		869.57	1 000.00	y	921.74	1 060.00	6.00%
PCR	13	LPG INSTALLATIONS (ALL INSTALLATIONS)	per application	As prescribed by Building Development	Minimum of category + VAT	Minimum of category + VAT	y	Minimum of category + VAT	Minimum of category + VAT	
			fire fee	As prescribed by Emergency Services: Fire Department (FIRE SAFETY CHARGES)	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	y	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	
	14	MASTS								
PCR	(a)	Greenfield	per application		1 086.96	1 250.00	y	1 147.83	1 320.00	5.60%
PCR	(b)	Roof Top	per application		869.57	1 000.00	y	921.74	1 060.00	6.00%
PCR	15	PROVISIONAL AUTHORISATION	per application	Application for provisional authorisation to commence work before approval has been granted in terms of Section 7(1) of the Act. Applications to be in writing. Conditions apply. Not Refundable	Minimum of category + VAT	Minimum of category + VAT	y	Minimum of category + VAT	Minimum of category + VAT	

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					Recalculated	R	VAT	Recalculated	R	
					excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT	
PCR	16	EXTENSION OF VALIDITY of APPROVED APPLICATIONS or EXTENSION OF VALIDITY OF APPLICATIONS FOR AN ADDITIONAL VALIDITY PERIOD FROM THE DATE OF FIRST REFUSAL BEFORE APPROVAL MUST BE OBTAINED	per application	For consideration of extending application validity. Extensions must be applied for prior to lapse date of the application.	Minimum of category + VAT	Minimum of category + VAT	y	Minimum of category + VAT	Minimum of category + VAT	
PCR	17	APPLICATIONS FOR APPROVAL OF PREVIOUSLY APPROVED APPLICATIONS THAT HAVE LAPSED	per application	For consideration of approving previously APPROVED APPLICATIONS that have lapsed, provided that the application is submitted WITHIN 6 MONTHS of the lapse date of the original APPROVED APPLICATION. Minimum of category + Portion of Applicable fee up to a Total of 50% of the FULL FEE	50% of the applicable fee + VAT	50% of the applicable fee + VAT	y	50% of the applicable fee + VAT	50% of the applicable fee + VAT	
PCR	18	REQUEST : OCCUPANCY CERTIFICATE or PERMISSION to USE Full submission fee up to a maximum of the published fee is charged.		Where an application is received for the issuing of an occupancy certificate or permission to use for an existing building built in accordance with an approved plan where such certificate or permission was not issued on completion of building work and prior to occupancy. Request for an occupancy certificate or permission to use for all buildings where the request is received after the buildings are deemed completed by Council or a permission to use was issued for a portion of the building and is now fully occupied or the permission to use need to be extended. A copy of the approved plan is required in all circumstances together with required certificates.	1 930.43	2 220.00	y	2 043.48	2 350.00	5.86%
PCR	19	FOR THE CONSIDERAION OF PLANS FOR EXISTING STRUCTURES PRE 1964 FOR SECTIONAL TITLE PURPOSES			1 660.87	1 910.00	y	1 756.52	2 020.00	5.76%
PCR	20	TEMPORARY BUILDINGS	per application.	Approval in terms of National Building Regulation A23. Period of validity to be stated.	530.43	610.00	y	565.22	650.00	6.56%
			Fire Fee- if applicable	As prescribed by Emergency Services: Fire Department (FIRE SAFETY CHARGES)	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	y	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	
PCR	21	DEMOLITIONS (ALL APPLICATIONS)	per application	The Director: Development Management may waive the tariff for demolition permits required for the demolition of Problem buildings resulting from enforcing the provisions of the Problem Building By-law.	860.87	990.00	y	913.04	1 050.00	6.06%
	22	HOARDINGS								
PCR	(a)	Permit fee : All applications		See Transport tariff schedule.	513.04	590.00	y	539.13	620.00	5.08%
MR	(b)	Charges for utilization of footways or public streets for hoarding purposes.	per square metre per annum	Calculated (on a monthly basis) at a rate of 5% of the Municipal Property Valuation times the area requiring the hoarding per m2 per annum up to a maximum of R1 500.00 per m2 (incl. Vat) and payable on issue of permit. The permit is renewable after 3 months	5% of the Municipal Property Valuation per square metre times the area.	5% of the Municipal Property Valuation per square metre times the area.	y	5% of the Municipal Property Valuation per square metre times the area.	5% of the Municipal Property Valuation per square metre times the area.	

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				excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT		
	(c) Footway storage Rental									
	Rental for the use of footways or pavements (Single Residential)			See Transport tariff schedule.	See Transport tariff schedule.	y	See Transport tariff schedule.	See Transport tariff schedule.		
	23 COPIES OF PLANS									
PCR	(a) Search fee	per application	Per erf Number	57.39	66.00	y	60.87	70.00	6.06%	
	INFORMATION PRODUCT FEES									
PCR	(b) Record retrieval Electronic and on site Hardcopy	per Building Plan Number		57.39	66.00	y	60.87	70.00	6.06%	
PCR	(c) Record retrieval Hardcopy, off site archived	per Building Plan Number		105.22	121.00	y	111.30	128.00	5.79%	
PCR	(d) Transfer of electronic copy	per Building Plan Number	Clean Flash drive to be provided by applicant	19.13	22.00	y	20.00	23.00	4.55%	
	NEW:									
	(e) Photocopies & scanning to PDF, per copy	A4	As per Promotion of Access to Information Act 2 of 2000	1.30	1.50	y	1.30	1.50	0.00%	
		A3		5.48	6.30	y	5.83	6.70	6.35%	
		A2		22.78	26.20	y	24.09	27.70	5.73%	
		A1		36.43	41.90	y	38.61	44.40	5.97%	
		A0		46.43	53.40	y	49.22	56.60	5.99%	
	(f) Monochrome (computer) prints, per copy	A4	As per Promotion of Access to Information Act 2 of 2000	1.30	1.50	y	1.30	1.50	0.00%	
		A3		10.96	12.60	y	11.57	13.30	5.56%	
		A2		47.39	54.50	y	50.17	57.70	5.87%	
		A1		85.65	98.50	y	90.70	104.30	5.89%	
		A0		96.61	111.10	y	102.35	117.70	5.94%	
	(g) Colour prints, per copy	A4		16.43	18.90	y	17.39	20.00	5.82%	
		A3		28.26	32.50	y	29.91	34.40	5.85%	
		A2		109.39	125.80	y	115.83	133.20	5.88%	
		A1		123.04	141.50	y	130.26	149.80	5.87%	
		A0		140.35	161.40	y	148.61	170.90	5.89%	
	24 EXEMPTIONS									
			The following applications are exempt from the payment of scrutiny fees:							
			<ul style="list-style-type: none"> The Director: Development Management may grant or refuse applications for exemption of all the applicable building development application fees for building plans submitted by a welfare organisation that operates educational facilities, early childhood development centres, places of worship and social health care facilities that is registered as a section 21 non-profit organisation in terms of the Non-profit Organisations Act, 1997. Such applications must be properly motivated and the necessary evidence of registration and financial position of the organisation must be included in the application. 							

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				excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT	
			<ul style="list-style-type: none"> Applications in respect of any building not included in 2 above to be erected by or on behalf of the State. In this context "State" means an "organ of State" as defined in Section 239 of the Constitution. This is interpreted as those institutions which are an intrinsic part of government and those institutions outside the public service which are controlled by the State - ie where the majority of the members of the controlling body are appointed by the State or where the functions of that body and their exercise is prescribed by the State to such extent that it is effectively in control. 						
SB			<ul style="list-style-type: none"> Building Plans for all buildings and structures, including Housing projects managed by the Local Authority, erected for and by the Local Authority. (Plans must be submitted and approved prior to construction.) 						
S			<ul style="list-style-type: none"> Applications in respect of alterations and/or additions to any building older than 60 years and of special heritage significance subject to the following provisos: <ul style="list-style-type: none"> The exemption will be applicable for internal alterations and external, including renovations and repairs, where at least two thirds of the heritage fabric is retained as determined by the City's Heritage Resource officials. The exemption will not apply to applications where only the shell of the original building is retained. The exemption will be applicable for additions to existing buildings on condition that the architectural floor area of the additions is less than 25% of the architectural floor area of the original building. The exemption will not apply to applications for new separate buildings on the same erf. The exemption will not apply to applications for new work where only a portion of the original building is retained. For example the façade of the original building. The exemption will apply where the façade is retained and there is redevelopment within the envelope of the existing building. The exemption will not be applicable to applications for building work in urban conservation areas unless the first two criteria apply 						
SB			<ul style="list-style-type: none"> Applications from organisations providing residential facilities to the elderly and homeless children who qualify for rates relief in terms of: <ul style="list-style-type: none"> (a) the criteria mentioned in Item 6.7 of the Rates Policy and; (b) accreditation obtained from the Homeless Agency Committee (HOMAC) as stipulated in the Children's Act No. 38 of 2005. It will be required from the owner of the property on which the building plans is to be submitted to provide sufficient proof that he/she has been relieved from the payment of rates by the City's Revenue Department in terms of (a) or has obtained accreditation from HOMAC in terms of (b). 						
			<ul style="list-style-type: none"> Applications for the conversion, or addition to, dwelling houses or other residential units for ECD or OR other registered welfare organisation purposes in former state subsidized housing developments will be charged for at the minimum tariff for such residential developments up to a total habitable floor area of 80m². 						
SB			<ul style="list-style-type: none"> All applications required to address / give effect to successful resettlement claims in terms of the Restitution of Land Rights Act, as well as in cases where land has been allocated to a successful claimant, such claimant is allowed to submit only one application (building plan), for residential development only which application(s) will be exempted from building plan fees as per normal fees. 						
S			The Director: Development Management may authorise exemption from building plan application tariffs in cases where a building plan decision was set aside in a court of law and is required in terms of a court to be resubmitted to the City for decision, subject thereto that it is the same plan as originally submitted.						
			<ul style="list-style-type: none"> The Director: Development Management may grant or refuse applications for the exemption of some or all the applicable Building Development application fees of a particular application which are necessitated due to changes to developments made at the request of the Environmental Management Service of the City of Cape Town in the interests of environmental or heritage conservation. 						
			<ul style="list-style-type: none"> The Director: Development Management may grant or refuse applications for the exemption of some or all of the applicable Building Development application fees of a particular application that had to be reduced in extent due to insufficient wet services being available to the property or where such has resulted in extensive material changes to developments made at the request of such Service Departments of the City of Cape Town in the interests of resource conservation. 						

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				Recalculated	R		Recalculated	R	
				excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT	
25	REFUNDS								
	In the case of errors or incorrect charging and subsequent correction thereof by the department, and subject to the approval of the Director: Development Management, a fee paid in terms of this tariff, fees and charges book is refundable. Refunds will only be considered upon request by the applicant or owner.								
26	GENERAL								
	<ul style="list-style-type: none"> Plans for alterations and additions: the additions are charged per area and the internal alterations are charged for separately as per QS/ Architect's estimate for the construction cost portion of the project budget cost. (at 0.8% of estimate.) Full Fees payable at time of lodging of a building plan application for approval. 								
	<ul style="list-style-type: none"> Applications in respect of any building to be erected or altered or additions thereto in the Atlantis Industrial Area as defined in the City of Cape Town Municipal Planning By-law, 2015 or any building to be erected or altered or additions thereto in any other approved spatially targeted areas as provided for in Council's Investment Incentives Policy. A reduced tariff in such areas may be applicable as stipulated in the establishment conditions thereof. 								
	<ul style="list-style-type: none"> These tariffs should be read in conjunction with the approved Building Development Management Tariff Business Rules for 2024/2025 								