

NOTICE

PLEASE NOTE THAT WITH EFFECT AS FROM 01 JULY 2022 THE FEES PAYABLE FOR BUILDING PLANS AND RELATED MATTERS WILL BE AS INDICATED ON THE TABLE BELOW:

Part A	Applications in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended		
	<p>In calculating any area referred to herein, the total dimensions of the building at each storey will be taken into account, provided that basement floors, mezzanine floors and galleries will be calculated as separate floor levels, but not including -</p> <ul style="list-style-type: none"> a) the area of any external step or staircase; b) any chimney breast; c) any buttress; d) any eave or any other projection to a maximum of 1 m; e) any fence or wall constructed of any material and not exceeding 2,1 m in height at any point measured from the natural ground level; f) any pergola; g) any swimming pool; h) any tennis court; i) any open-sided fabric-covered shelter for cars, caravans or boats; or j) any other structure or building that has no roof. <p>The area of any work as referred to herein will be determined by the City of Tshwane and such determination will be final.</p> <p>Fees are due on submission of any application, and applications will only be processed upon payment of the prescribed fees and confirmation of payment.</p> <p>Charges payable for any examination or approval are not refundable under any circumstances except for the rectification of errors (overcharging) in the determination of the fees.</p>	For a low-cost housing project by or on behalf of any department or administration in the national, provincial or local government	No Fee
		For all Projects by the City of Tshwane Metropolitan Municipality	No fee
		For the consideration of an application to commence or proceed with the erection of a building or part of a building before the granting of approval, as contemplated in Section 7(6) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended:	10.00 per m ² or part thereof (Subject to a minimum levy of 800.00)
		For the consideration of an application to use a building or part of a building before the certificate of occupancy has been issued, as contemplated in Section 14(1A) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended	10.00 per m ² or part thereof (Subject to a minimum levy of 800.00)
		For the consideration of an application to demolish or cause or permit to demolish a building or part of a building as contemplated in Regulation E1(1) of the National Building Regulations:	800.00 per application
		For the consideration of an application for authorization to exempt the owner of a building from the obligation to submit a building plan application in respect of the erection of a building as defined in the National Building Regulations as minor building work, as contemplated in Section 13 of the National Building Regulations and Building Standards Act, 1977, as amended, and including fabric-covered shelters, the installation of fuel pumps, fuel storage tanks and/or gas installations and antennas:	800.00 per application
1. The tariff for the evaluation and approval of building plans for all buildings, including out buildings and covered stoeps:	TOTAL (VAT INCLUDED) R		
For New Buildings, Additions, Amended or Revised plans (with additional area)	20.00 per m ² or part thereof (Subject to a minimum levy of 800.00)		
For Alterations including Tenant/Shop Layouts, Amended or Revised plans (with no additional area)	800.00 per application		
For the consideration of an application for extension of the approval period of a building plan in terms of Section 7(4) of the National Building Regulations and Building Standards Act, 1977, as amended	No Fee		
For the consideration of an application for the renewal of a building plan in respect of any application that has lapsed after a period of 12 months as from the date on which approval was granted in terms of Section 7(4) of the National Building Regulations and Building Standards Act, 1977, as amended, subject to the provision that such plans, specifications and other documents have not been amended or differ in any aspect from the plans, specifications or other documents which were originally approved	800.00 per application		
For a project other than a low-cost housing project by or on behalf of any department or administration in the national, provincial, or local government	10.00 per m ² or part thereof (Subject to a minimum levy of 800.00) or as motivated by the Director General of such department or administration in the national, provincial or local government for the exemption of fees, subject to approval by the City Manager or Group Head: Economic Development and Spatial Planning		
		For the consideration of an application to proceed with the erection and use of temporary buildings (inter alia including fences, hoardings and barricades to prevent the public from entering a construction site and to protect them from the activities on such site as well as structures at a private event hosted by a private individual or structures at a sporting, entertainment, recreational, religious, cultural, exhibitional, organisational or similar event hosted at a stadium, venue or along a route or within their respective precincts), as contemplated in Regulation A23(1) of the National Building Regulations (each individual structure will be considered as a separate application)	800.00 per application
		The minimum charges payable for any examination or approval	800.00
		For a re-inspection, owing to defective work or any negligence on the part of the applicant, or if it is found that the building work is not ready for the inspection after such an inspection has been requested: In respect of each re-inspection	400.00

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Part B	Applications in terms of the Tshwane Town-Planning Scheme, 2008 (Revised 2014)	
	<p>In calculating any area referred to herein, the total dimensions of the building at each story, excluding the area of an external staircase, chimney breast, buttress, eaves projection to a maximum of 1 m and other projections, shall be taken into account, provided that basement floors, mezzanine floors and galleries shall be calculated as separate floor levels</p> <p>The area of any work as referred to herein, shall be determined by the City of Tshwane Metropolitan Municipality and such determination shall be final</p> <p>Fees are due on submission of any application and applications will only be processed upon payment of the prescribed fees</p> <p>Charges payable for any examination or approval are not refundable under any circumstances except for the rectification of errors (over charging) in the determination of the fees</p>	
	The tariff for the examination and approval of Applications in terms of the Tshwane Town-Planning Scheme, 2008 (Revised 2014):	TOTAL (VAT INCLUDED) R
1.	Any permission except a permission for the relaxation of a building line or setback in terms of Schedule 25 of the Tshwane Town-planning Scheme, 2008 (revised 2014)	1 000.00 per application
2.	Permission for the relaxation of a building line or set-back for:	
	(a) Erven larger than 500 m ²	
	(i) Street	1 000.00 per application
	(ii) Side Space	1 000.00 per application
	(iii) Rear Space	1 000.00 per application
	(b) Erven 500 m ² and smaller:	
	(i) Street	500.00 per application
	(ii) Side Space	500.00 per application
	(iii) Rear Space	500.00 per application
	(c) Low-Cost Housing (by or on behalf of State Department)	
	(i) Street	No fee
	(ii) Side Space	No fee
	(iii) Rear Space	No fee
3.	Application in terms of the provision of the Tshwane Town-Planning Scheme, 2008 (Revised 2014), for approval of Site Development Plans	
	The tariff for the examination and approval of site development plans for all buildings, including outbuildings and covered stoeps	
	(a) For New Buildings, Additions, Amended and/or Revised plans (with additional area)	6.00 per m ² or part thereof (Subject to a minimum levy of 1 000.00)
	(b) For Alterations, Amended plans (with no additional area)	1 000.00 per application
	(c) For Projects by or on behalf of any Department of State or Administration in the National, Provincial or Local Sphere of Government	3.00 per m ² or part thereof (Subject to a minimum levy of 875.00) or as motivated by the General Director of such Department of State or Administration in the National, Provincial or Local Sphere of Government for exemption of fees subject to the approval by the City Manager or Group Head: Economic Development and Spatial Planning
	(d) For all Projects by the City of Tshwane Metropolitan Municipality	No fee

