



CITY OF EKURHULENI

TARIFFS: BUILDING PLANS AND RELATED FEES

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **31st May 2024**, resolved to amend its Tariffs for Building Plans and Related Fees, with effect from **1 July 2024**, as follows

ALL TARIFFS LISTED BELOW OR TO BE CALCULATED IN TERMS OF THIS SCHEDULE OF TARIFFS ARE **VAT INCLUDED**.

	Tariff	Amount (2023/24)	Amount (2024/25)
1A	Residential Buildings		
	Building Plans: (New Work, Additions, as built etc) 0,1m ² to 3 000m ²	R18.00 per m ² or part thereof for building, plans from 0, 1-3000 m ² with a minimum fee R1350.00 per Building Plan submitted and a maximum fee of R54 000.00 plus application fee for Certificate of occupation as per tariff 15.	R18.90 per m ² or part thereof for building, plans from 0, 1-3000 m ² with a minimum fee R1417.00 per Building Plan submitted and a maximum fee of R56 700.00 plus application fee for Certificate of occupation as per tariff 15.
	3001 m ² to 10 000 m ²	R54 000.00 plus R11.30/ m² or part thereof for the remaining building area exceeding 3000 m ² up to 10 000 m ² per Building Plan submitted and a maximum fee of R133 100. 00 plus application fee for Certificate of occupation as per tariff 15.	R56 700.00 plus R11.90/ m² or part thereof for the remaining building area exceeding 3000 m ² up to 10 000 m ² per Building Plan submitted and a maximum fee of R140 000. 00 plus application fee for Certificate of occupation as per tariff 15.
	10 001 m ² and above (No limit)	R133 100. 00 plus R7.30 / m² or part thereof for the remaining building area exceeding 10 000 m ² with no limit per Building Plan submitted plus application fee for Certificate of	R140 000. 00 plus R7.70 / m² or part thereof for the remaining building area exceeding 10 000 m ² with no limit per Building Plan submitted plus application fee for Certificate of

	Tariff	Amount (2023/24)	Amount (2024/25)
		occupation as per tariff 15.	
1 B	All other Uses. Industrial, Commercial,		
	0,1 m ² to 3000 m ²	R19.00 per m ² or part thereof for building plans 0,1-3000 m ² with a minimum fee of R3050.00 per Building Plan submitted and a maximum fee of R57 000 .00 plus application fee for Certificate of occupation as per tariff 15.	R19.90 per m ² or part thereof for building plans 0,1-3000 m ² with a minimum fee of R3200.00 per Building Plan submitted and a maximum fee of R59 700 .00 plus application fee for Certificate of occupation as per tariff 15.
	3001 m ² to 10 000 m ²	R57 000 .00 plus R11.30/ m ² or part thereof for the remaining building area exceeding 3000 m ² up to 10 000 m ² per Building Plan submitted and a maximum fee of R136 100 .00 plus application fee for Certificate of occupation as per tariff 15.	R59 700 .00 plus R11.90/ m ² or part thereof for the remaining building area exceeding 3000 m ² up to 10 000 m ² per Building Plan submitted and a maximum fee of R143 000 .00 plus application fee for Certificate of occupation as per tariff 15.
	10 001 m ² and above (No limit)	R136 100 .00 plus R7.50/ m ² or part thereof for the remaining building area exceeding 10 000 m ² with no limit per Building Plan submitted plus application fee for Certificate of occupation as per tariff 15.	R143 000 .00 plus R7.90/ m ² or part thereof for the remaining building area exceeding 10 000 m ² with no limit per Building Plan submitted plus application fee for Certificate of occupation as per tariff 15.
1C	Regularization Existing structures (All Categories)		
	Existing structure without approved building plans		Double the calculated tariff as per category 1A and 1B accordingly (New Tariff)
1D	Change of occupancy		
	Change occupancy classification (existing structures)		A total square metre of a building calculated as per the tariff category 1A and 1B accordingly (New tariff)
2.	Swimming Pools/Ponds	R535.00 per separate	R600.00 per separate

	Tariff	Amount (2023/24)	Amount (2024/25)
		building plan plus application fee for Certificate of occupation as per tariff 15.	building plan plus application fee for Certificate of occupation as per tariff 15.
3.	Minor Building Works	R535.00 per separate building plan plus application fee for Certificate of occupation as per tariff 15.	R600.00 per separate building plan plus application fee for Certificate of occupation as per tariff 15.
4	Mass Contracted Low-Cost Housing projects funded by means of National Housing Capital Subsidies (RDP)	R64.00 per dwelling unit	R68.00 per dwelling unit
5.	Septic, Vacuum, Fuel Tanks and Gas Installations	R582.00 per submission plus application fee for Certificate of occupation as per tariff 15.	R620.00 per submission plus application fee for Certificate of occupation as per tariff 15.
6.	Cell phone masts, radio masts, television masts	R3820.00 per submission plus application fee for Certificate of occupation as per tariff 15.	R4200.00 per submission plus application fee for Certificate of occupation as per tariff 15.
7.	Re-inspection fee (If inspection does not comply with approved Plans or Building Regulations)	R570.00 per site inspection	R600.00 per site inspection
8.	Search fee	R130.50 per erf	R140.00 per erf
9.	Building plan fees for Government buildings	As per tariff 1B and tariff 15	
10.	Cost Plan copies		
	Black and White		
	Size		
	A0	R32.50 each	R35.00 each
	A1	R17.70 each	R18.60 each
	A2	R8.30 each	R9.00 each
	A3	R6.50 each	R6.90 each
	A4	R3.50 each	R3.70 each

	Tariff	Amount (2023/24)	Amount (2024/25)
	Colour		
	A0	R193.00 each	R203.00 each
	A1	R100.00 each	R105.00 each
	A2	R52.00 each	R55.00 each
	A3	R32.50 each	R35.00 each
	A4	R24.00 each	R25.50 each
11.	Scanning of building plans and other related documents for submission (where applicable) including printing of one set of building plans upon approval		
	A0	R68.00 each	R72.00 each
	A1	R55.00 each	R58.00 each
	A2	R43.30 each	R46.00 each
	A3	R13.60 each	R14.50 each
	A4	R8.20 each	R8.60 each
	Provision of soft copies of existing/approved building plans (When available)		
	CD	R45.50 each	R48.00 each
	Email	R34.10 per erf	R36.00 per erf
12.	Application for demolition permit	R973.30 per erf per application per erf per portion of an erf per remainder of an erf	R1020.00 per erf per application per erf per portion of an erf per remainder of an erf
13	Application for demolition Building Permit for Government Buildings	As per tariff 12	As per tariff 12
14.	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, 1977 of 103, as amended	50% of building plan submission fee per application per erf per portion of an erf per remainder of an erf or a minimum of R5 235.00 per application (Whichever is the highest).	50% of building plan submission fee per application per erf per portion of an erf per remainder of an erf or a minimum of R5 500.00 per application (Whichever is the highest).
14a	Provisional authorization to commence with building work in terms of Section 7(6) of the	As per tariff 14	As per tariff 14

	Tariff	Amount (2023/24)	Amount (2024/25)
	National Building Regulations and Building Standards Act, 1977 of 103, as amended for Government Buildings and Mass Contracted Low Cost Housing projects funded by means of National Housing Capital Subsidies (RDP) Houses		
15.	Application for Certificate of occupancy (Payable upon submission of Building plan)	Minimum of R130.50 per application per erf per unit per portion of an erf per remainder of an erf or 5% of the building plan submission fee paid on submission of a building plan (Whichever is the highest).	Minimum of R137.00 per application per erf per unit per portion of an erf per remainder of an erf or 5% of the building plan submission fee paid on submission of a building plan (Whichever is the highest).
15a	Application for Certificate of occupancy for Mass Contracted Low Cost Housing projects funded by means of National Housing Capital Subsidies (RDP)	R Nil	R Nil
15b	Application for permission to occupy a building before issuing the certificate of occupancy - Tariff applicable for buildings of 0 m² to 1000 m², -1001 m² to 5000 m² -5001 m² and above	R3 875.00 R7 510.00 R15 250.00	R4 065.00 R7 880.00 R16 000.00

NB. It must be noted that CoE and all its entities and departments are exempted from the above tariffs as per Finance Guidelines, but compliance with the National Building Regulations and Standards Act, no 103 of 1977, is still a requirement.