



“SCHEDULE 7”

TARIFFS: BUILDING PLANS AND RELATED FEES

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **28th May 2026**, resolved to amend its Tariffs for Building Plans and Related Fees, with effect from **01 July 2026**, as follows

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

	Tariff	Amount (2025/26)	Amount (2026/27)
1A	Tariffs for Residential Building Plans		
	Building Plans: (New Work, Additions and as built drawings) Residential:	R19.71 per m ² or part thereof for building, plans from 0, 1-3000 m ² with a minimum fee R1477.93 per Building Plan submitted and a maximum fee of R59 138.10 plus application fee for Certificate of occupation as per tariff 11.	R20.38 per m ² or part thereof for building, plans from 0, 1-3000 m ² with a minimum fee R1529.00 per Building Plan submitted and a maximum fee of R61 149.00 plus application fee for Certificate of occupation as per tariff 11.
	Tariff applicable for residential plans of 3001 m ² to 10000 m ²	R59 138.10 plus R12.41/ 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 R146 020.00 plus application fee for Certificate of occupations per tariff 11.	R61 149.00 plus R12.83/ 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 R150 985.00 plus application fee for Certificate of occupations per tariff 11.

	Tariff applicable for residential plans exceeding 10000 m ²	R146 020.00 plus R8.03 / 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 11	R150 985.00 plus R8.30 / 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 11
1B	Tariffs for Industrial and Commercial Buildings etc. Building Plans		
	Building Plans: (New Work, Additions and as built drawings) for Industrial and Commercial Buildings etc.	R20.75 per m ² or part thereof for building plans 0,1 m ² to 3000 m ² with a minimum fee of R3 337.60 per Building Plan submitted and a maximum fee of R62 267 .10 plus application fee for Certificate of occupation as per tariff 11.	R21.46 per m ² or part thereof for building plans 0,1 m ² to 3000 m ² with a minimum fee of R3 452.00 per Building Plan submitted and a maximum fee of R64 385 .00 plus application fee for Certificate of occupation as per tariff 11.
	Plans of 3001 m ² to 10000 m ²	R62 267 .10 plus R12.41 / 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 R149 149.00 plus application fee for Certificate of occupation as per tariff 11.	R64 384 .00 plus R12.83 / 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 R154 221.00 plus application fee for Certificate of occupation as per tariff 11.
	Plans of 10000 m ² and above with no maximum	R149 149.00 plus R8.23 / 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 11.	R154 221.00 plus R8.51 / 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 11.
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)	Total square metre of a building calculated as per the tariff category 1A and 1B accordingly	Total square metre of a building calculated as per the tariff category 1A and 1B accordingly
1E (new tariff)	Temporary Buildings as per The national Building Regulation A23	Total square metre of a building calculated as per the tariff category 1A and 1B accordingly	Total square metre of a building calculated as per the tariff category 1A and 1B accordingly
2	Swimming Pools/Ponds	R625.80 per separate building plan plus application fee for Certificate of occupation as per tariff 11.	R647.07 per separate building plan plus application fee for Certificate of occupation as per tariff 11.
3	Minor Building Works	R625.80 per separate building plan plus application fee for Certificate of occupation as per tariff 11.	R647.07 per separate building plan plus application fee for Certificate of occupation as per tariff 11.
4	Mass contracted Low cost Housing projects funded by means of National housing capital subsidies. (RDP)	No charge for Submission of a Master Plan (which include typical drawings of housing unit types) thereafter R70.92 per submission per individual habitable unit (one subsidy house)	No charge for Submission of a Master Plan (which include typical drawings of housing unit types) thereafter R73.33 per submission per individual habitable unit (one subsidy house)
5	Septic, Vacuum, Fuel Tanks and Gas Installations	R646.66 per submission plus application fee for Certificate of occupation as per tariff 11.	R668.64 per submission plus application fee for Certificate of occupation as per tariff 11.
6	Cell phone masts, radio masts, television	R4 380.60 per submission plus application fee for Certificate of occupation as per tariff 11.	R4 529,54 per submission plus application fee for Certificate of occupation as per tariff 11.

	masts		
7	Re-inspection fee (If inspection does not comply with approved Plans or Building Regulations)	R625.80 per site inspection	R647.07 per site inspection
8	Search fee	R146.02 per erf	R150.98 per erf
9	Application for demolition permit.	R1 063.86 per erf per application per erf per portion of an erf per remainder of an erf	R1 100.03 per erf per application per erf per portion of an erf per remainder of an erf
10	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 R10 430.00 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 R10 784.62 per application (Whichever is the highest).

10 a	The functional regulation G1(1) contained in part G of the National Building Regulations shall be deemed to be satisfied where the excavation relating to a building a) is less than 3,0 m deep and complies with the requirements of 4.2, or b) Is the subject of a rational design or a rational assessment (or both) prepared by a competent person (civil engineering) or competent person (engineering geology).	Any excavation 3.0m or more in preparation for the construction of building(s) is subject to a fee of R 5 000.00 payable. (New Tariff)	Any excavation 3.0m or more in preparation for the construction of building(s) is subject to a fee of R 5 170.00 payable. (New Tariff)
11	Application for Certificate of occupancy (Payable upon submission of Building plan)	Minimum of R142.89 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 R148.00 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).

11 a	Application for demolition Building Permit for Government Buildings	As per tariff 9	As per tariff 9
11 b	Application for permission to occupy a building before issuing the certificate of occupancy		
	- Tariff application applicable for buildings of 0 m ² to 1000 m ² .	R4 237.00 per application	R4 381.05 /Per Unit or whatever is greater
	-1001 m ² to 5000 m ²	R8 215.00 per application	R8 494.31/ Per Unit or whatever is greater
	-5001 m ² and above	R16 651.00 per application	R17 217.13 Per Unit or whatever is greater
Tariff 12 to 15 is structured as follows:			
	Tariff		
12	Cost Plan Copies: Black and White		
	Paper Size	Amount(2025/26)	Amount (2026/27)
	A0	R36.50 each	R37.74 each
	A1	R19.39 each	R20.05 each
	A2	R9.38 each	R9.70 each
	A3	R7.19 each	R7.43 each
	A4	R3.85 each	R3.98 each
13	Cost Plan Copies: Colour		
	A0	R212.00 each	R219.21 each
	A1	R109.60 each	R113.33 each
	A2	R57.40 each	R59.35 each

	A3	R35.50 each	R36.71 each
	A4	R26.60 each	R27.50 each
14	Scanning of building plans and other related documents for submission (where applicable) including printing of one set of building plans upon approval		
	A0	R75.00 each	R77.55 each
	A1	R60.50 each	R62.56 each
	A2	R48.00 each	R49.63 each
	A3	R15.10 each	R15.61 each
	A4	R8.95 each	R9.25 each
15	Provision of soft copies of existing/approved building plans (When available)		
	CD	R50.10 each	R51.80 each
	Email	R37.60 per erf	R38.88 per erf

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.