CLUSTER : **Municipal Planning**
UNIT : **Spatial Planning & Land Use Management**
TARIFF : **DAA (Building Applications)**

BUILDING APPLICATIONS

Charge Code	Details	Present Tariff Excluding Vat (2025/2026)	5% increase Tariff Excluding Vat (2026/2027)	5% increase Tariff Including Vat (2026/2027)	Tariff Including Vat (2027/2028)	Tariff Including Vat (2028/2029)
		R	R	R	R	R
Building Applications - All Areas						
Floor area in excess of 1000m²						
DMAA009-12CC	Minor Building Works - Minimum Fee less than 10 m²	Minimum building application fee applies (R113.04)	Minimum building application fee applies (R119.13)	Minimum building application fee applies (R137.00)	Minimum building application fee applies (R144.00)	Minimum building application fee applies (R144.00)
DMAA0042CC- 0046CC	Floor area (Consolidated from above)	R11.30 per 1m² (Excluding VAT)	R12.17 per 1m² (Including VAT)	R14.00 per 1m² (Including VAT)	R15.00 per 1m² (Including VAT)	R15.00 per 1m² (Including VAT)
DMAA0041CC	Internal alterations where there is No Additional Floor area, but the floor area impacted is in excess of 1000m²	R1 102.61	R1 157.39	R1 331.00	R1 398.00	R1 398.00
Building Applications - All areas						
DMAA0004/50CC	Preliminary sketch plan or opinion on material, method of form of construction (Minimum fee & Guideline applies)	R11.30 per 1m² (Excluding VAT)	R12.17 per 1m² (Including VAT)	R14.00 per 1m² (Including VAT)	R15.00 per 1m² (Including VAT)	R15.00 per 1m² (Including VAT)
DMAA0005/47CC	eThekwini partnered projects (Minimum fee & Guideline applies)	50% of R11.30 per 1m² (Excluding VAT)	50% of R12.17 per 1m² (Including VAT)	50% of R14.00 per 1m² (Including VAT)	50% of R15.00 per 1m² (Including VAT)	50% of R15.00 per 1m² (Including VAT)
DMAA0006CC	Application For or on Behalf of the State or eThekwinil	No fee - Guideline applies				
DMAA0007CC	Social Housing	No fee - Guideline applies				

EXEMPTIONS AND/OR SPECIAL CIRCUMSTANCES:	
Non-Profit Organisation	The tariffs may be reduced (to a maximum of 50% of the applicable fee) for an application from a registered **Non-Profit Organisation**, at the discretion of the Head: DPEM. A detailed motivation and proof of registration is required to be submitted for approval of the Head DPEM and prior to the submission of the application.
Preliminary sketch plan	The tariffs may be reduced (to a maximum of 25% of the applicable fee) for an application for a **Preliminary sketch plan** or opinion on material, method of form of construction, where a comment or opinion is sought in respect of the National 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.) (Minimum fee & Guideline applies)
eThekwini Municipality Partnered Project	The tariffs may be reduced (to a maximum of 50% of the applicable fee) for an application that is declared as a **eThekwini Municipality Partnered Project**. Confirmation from the partnered Department is required by way of a eThekwini Council Resolution to be submitted for approval of the Director: SPLUM, prior to the submission of the application.
Problem Buildings Bylaw	The tariffs may be reduced (to a maximum of 50% of the applicable fee) for an application as declared in the **Problem Buildings Bylaw**. (Minimum fee applies) A detailed motivation is required to be submitted for approval of the Head DPEM, prior to the submission of the application.

NOTES:	
Application for or on behalf of the State or eThekwini Municipality	**State application:** The State is defined as any sphere of government or Department thereof including State Owned Entities. The submission of an application is required together with letter from relevant government department's consent. **eThekwini Municipality application:** The submission of an application required together with letter from relevant department Head or duly Authorised Officer's authorisation.
Social Housing	Any primary dwelling unit (incl H3) of area, max. 80 sq m, erected on an individual site in area identified by the eThekwini Municipality for Social Housing The submission of an application required together with letter from relevant department Head or duly Authorised Officer's authorisation.
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 and required documentation to be made within 12 months of date of payment. The amount refunded will not exceed 50% of the building fee paid.
Cellmasts and similar type structures	Calculation of the fee is 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 is required.
Fee raised on behalf of other Departments/Units	The Development Applications Branch does not raise, collect fees or verify payment of fees for or behalf of any other Unit or Department of the Council
Acceptance of an application	Once the received application has met the minimum requirements for submission, the date of submission of such application shall be the date the fee was raised via Metro billing or the confirmation / receipt of payment, whichever is the latter.
Appeal	Any Person may institute proceedings in a Court against the decision within the prescribed period (within 180 days) and in the manner as prescribed by the provisions of the Promotion of Administrative Justice Act, or any other appropriate Forum.