



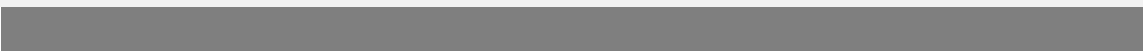
GOVERNMENT OF BERMUDA
Ministry of Home Affairs

Department of Planning

**A summary of Planning Application and Building Permit Fees
Government Fees Amendment Regulations 2018
Effective 1 April 2018**

Please note: All fees must be paid at the cashiers as the Government Administration Building at 30 Parliament Street. All applications must be submitted to the Department of Planning at 58 Court Street.

**HEAD 10
Building Act 1988**



**HEAD 11
Building Authority Act 1962**



**HEAD 17
Condominium General Regulations 1986**



**HEAD 21
Development and Planning Act 1974**



Head 10: Building Act 1988

Fee Category	Size / Type	Fee upon application
Building Permit	Use Groups R-2, R-3 and R-4	
	New structures, per ft ² , minimum fee \$200	\$0.35
	Accessory structures	\$185
	Renovations and alterations to existing structures, including electrical or mechanical permit	\$185
Excavation Permit	-	\$360
Quarrying Permit	-	\$185
All other forms of use		

5th Floor, Dame Lois Browne-Evans Building, 58 Court Street, Hamilton HM 12, Bermuda

Phone: (441) 295-5151 Fax: (441) 295-4100

General Enquiries: (441) 297-7756 Development Control: (441) 297-7810 Building Control: (441) 297-7755

Building Inspection Requests 24-Hr. Line (441) 297-7828 Website:

www.planning.gov.bm

Building Permit	New structures	
	Use groups E&I, per ft ² , minimum fee \$600	\$0.80
	Use groups F, H, S & U, per ft ² , minimum fee \$600	\$1.25
	Use groups A & R1, per ft ² , minimum fee \$600	\$1.50
	Use groups B & M, per ft. , minimum fee \$600	\$1.70
	Accessory structures 1,000 ft ² or less	\$385
	Accessory structures in excess of 1,000 ft ²	\$0.30 per sq. ft.
	Renovations and alterations to existing structures (area under renovation 1,000 ft ² or less)	\$715
	Renovations and alterations to existing structures (area under renovation in excess of 1,000 ft ²	\$ 0.40 per sq. ft.
	Electrical or mechanical permit	\$360
	Permit issued to allow for the phased submission of drawings for a building permit including, but not limited to, excavation work, foundation work, superstructure or steelwork (the phased permit fee is addition to the building permit fee applicable under subparagraph (b)(i)(A) (fee is per phase)	\$420
	Quarrying permit	\$3,575
Revised Plans	In relation to construction operations referred to in subparagraph (a)(i) - 1 st submission use Groups R-2, R-3 and R-4	\$185
	2 nd submission and subsequent submissions use Groups R-2, R-3 and R-4	\$185 + \$10 per each submission thereafter
	In relation to construction operations referred to in subparagraph (b)(i) 1 st submission use Groups A, B, E, F, H, I, M, R1, S & U	\$300
	2 nd submission and subsequent submissions use Groups A, B, E, F, H, I, M, R1, S & U	\$300 + \$20 per each submission thereafter
Demolition Permit	-	\$480
Re-inspection of works	-	\$185
Retroactive applications (where work has commenced prior to the issuance of the required permits)	Gross floor area does not exceed 200 ft ²	\$1,000
	Gross floor area between 200 ft ² and 800 ft ²	\$1,650
	Gross floor area exceeds 800 ft ²	\$8,000

Re-issue of permit and inspection card	-	\$125
Renewal of building permit	-	\$240
Certificate of Completion and Occupancy (Partial)	-	\$50
General Development Order Permits	Residential - where gross floor area is 500 ft ² or less	\$120
	Residential - where gross floor area exceeds of 500 ft ²	\$175
	Non-Residential - where gross floor area is 500 ft ² or less	\$580
	Non-Residential - where gross floor area exceeds of 500 ft ²	\$870
<p>a) <i>For the purposes of calculating the building permit fee in accordance with subparagraph (a)(i)(A) and (b)(i)(A), the floor space to which the fee shall apply means the total gross square footage of new construction, including verandahs and balconies, but excluding water tanks, outdoor paved areas, patios and the like;</i></p> <p>b) <i>“accessory structures” include, but are not limited to, tennis courts, parking areas, driveways, docks, walls, satellite dish receivers, signs, piers, platforms, patios and like structures which do not result in the creation of additional, enclosed floor space, that are incidental to the principal building and located on the same lot; and, for the avoidance of doubt, a swimming pool is not an accessory structure and any separate application for a pool shall be subject to the minimum fee set out in either subparagraph (a)(i)(A) or (b)(i)(A), whichever is applicable.</i></p> <p>c) <i>“re-inspection of works” means a re-inspection made because, at a previously scheduled visit to the works, either –</i></p> <ul style="list-style-type: none"> <i>i. conditions at the works prevented proper access to the works; or ii) the works did not meet the requirements of the Bermuda Building Code Regulations 1998; or</i> <i>ii. the works did not meet the requirements of the Bermuda Building Code Regulations 2014; or</i> <i>iii. the works for some other reason were not available or ready for inspection; or</i> <i>iv. a copy of the approved drawing was not available on-site.</i> <p>d) <i>In the case of an existing building where the application relates to building works designed specifically to provide access for, or otherwise meet the needs of, the physically handicapped, no fee shall be charged.</i></p> <p>e) <i>In the case of alterations or extensions to a building listed as a building of special architectural or historic interest in accordance with section 30 of the Development and Planning Act 1974, no fee shall be charged.</i></p> <p>f) <i>Under paragraph (1)(c) (“revising approved plans”), where there is a valid building permit in place the revised plan fee shall be calculated based on both building and planning permission rates. In the absence of a valid building permit, only revised planning fees.</i></p>		
Changes for the physically handicapped	Building works designed specifically to provide access for, or otherwise meet the needs of, the physically handicapped	<i>No fee shall be charged</i>

Listed Buildings of special architectural or historical interest	Alterations or extensions to listed buildings	No fee shall be charged
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Head 11: Building Authority Act 1962

Permit or license under the Building Authority (Petroleum) Regulations 1962	To possess, offer for sale, or store in excess of 10 gallons (45 litres), or to use a portable tank for the transportation of, dangerous petroleum	\$435
	To maintain or operate an installation for bulk storage of petroleum gases	\$925
	To possess and offer for sale ordinary petroleum in excess of 275 gallons (1,250 litres) save that for no further fee shall be required from the holder of a subsisting permit or license issued under subparagraph (a)	\$185
Building Authority (Elevators and Lifts) Regulations 1962	Issuing a permit to operate:	
	A passenger elevator or escalator	\$615
	A freight elevator or service elevator	\$615
	A dumbwaiter	\$370
	A chair-lift platform or a platform lift	\$370
	An amusement advice	\$925
Reissuing a permit referred to in subparagraph (a)	-	\$185
Re-inspection of works	-	\$310
In all cases where the elevator is installed and operated prior to the issue of the required permits listed above, an additional fee will be charged	-	\$8,000
In any cases where the elevator has been modernized or upgraded and returned to service prior to being inspected and licensed, an additional fee will be charged	-	\$8,000
In the case where the conveying device is operated with an expired permit and without a waiver for extension of use from the Building Official	-	\$8,000
Failure to display a current permit certificate within one month of expiration of a previous permit certificate (fee shall be charged per month).	-	\$150

Building Authority (Public Buildings) Regulations 1962		
Issuing a license to use a building outside a municipal area as a theatre, cinema, dance hall, concert hall or for any other public exhibition, entertainment or performance:	Full licence	\$615
	Occasional license	\$185

Head 17: Condominium Act 1986

Issuing a condominium license by the Director of Planning under section 6(j) that planning permission has been granted	-	\$630
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Head 21: Development and Planning Act 1974

General Development Order Permits	Residential – where gross floor area is 500 ft ² or less	\$120
	Residential - where gross floor area exceeds of 500 ft ²	\$175
	Non-Residential - where gross floor area is 500 ft ² or less	\$580
	Non-Residential where gross floor area exceeds of 500 ft ²	\$870
Residential Development	Where gross floor area of the proposed development not exceed 500 ft ²	\$300
	Where gross floor area of the proposed development exceeds 500 ft ² but does not exceed 1,000 ft ²	\$600
	Where gross floor area of the proposed development exceeds 1,000 ft ² but does not exceed 10,000 ft ²	\$1,195
	Where gross floor area of the proposed development exceeds 10,000 ft ²	\$2,390
Non-Residential Development	Where gross floor area of the proposed development does not exceed 500 ft ²	\$930
	Where gross floor area of the proposed development exceeds 500 ft ² but does not exceed 2,000 ft ²	\$1,740
	Where gross floor area of the proposed development exceeds 2,000 ft ² but does not exceed 10,000 ft ²	\$2,895
	Where gross floor area of the proposed development exceeds 10,000 ft ² but does not exceed 15,000 ft ²	\$4,055
	Where gross floor area of the proposed development exceeds	\$5,795

	15,000 ft ² but does not exceed 20,000 ft ²	
	Where gross floor area of the proposed development exceeds 20,000 ft ² but does not exceed 25,000 ft ²	\$8,110
	Where gross floor area of the proposed development exceeds 25,000 ft ²	\$11,580
Resubmission of withdrawn developments	Residential	\$175
	Non-Residential	\$580
Applications requiring an Environmental Impact Statement (EIS) subject to an additional fee (total fee not to exceed \$10,000)	-	\$2,895
Erection of satellite dishes or other telecommunications wireless equipment	-	\$310
Erection of walls and signs	-	\$310
Any development not specifically included elsewhere under paragraph (1) or (2)	-	\$350
Changes for the physically handicapped	Alterations or extensions to a building, or the construction of a new dwelling, designed specifically to meet the needs of, the physically handicapped	No fee shall be charged
Listed Buildings of special architectural or historical interest	Alterations or extensions to listed buildings	No fee shall be charged
The fees are to be charged on the basis of the development for which planning permission is being sought, and any development for which planning permission has previously been granted shall not be included in calculating the fee.		
On submission of an application for the renewal of planning permission in accordance with rule 9 of the Development and Planning (Application Procedure) Rules 1997	-	\$240
Applying for planning permission pursuant to Part IV or Part X of the Act for all forms of development commenced before final approval is granted an additional fee will be charged	Gross floor area does not exceed 200 ft ²	\$995
	Gross floor area between 200 ft ² and 800 ft ²	\$1,655
	Gross floor area exceeds 800 ft ²	\$7,995
Approval of revised plans pursuant to the granting of planning permission issued under Part IV of the Act	Residential 1 st Revision	\$185

	Residential 2 nd Revision	\$190
	Residential 3 rd Revision	\$200
	Revised plan submission exceeding three (3) will be calculated in conjunction with the 3 rd revised plan base fee plus \$20 for each subsequent revised plan submission	
	Non-Residential 1 st Revision	\$300
	Non-Residential 2 nd Revision	\$315
	Non-Residential 3 rd Revision	\$335
	Revised plan submission exceeding three (3) will be calculated in conjunction with the 3 rd revised plan base fee plus \$20 for each subsequent revised plan submission	
Applying for the subdivision of land pursuant to Part IV of the Act where the application is:		
a) to alter lot boundaries where no additional lots are created	i) on applying for approval of a draft plan	\$420
	ii) on applying for approval of a final plan	\$660
b) to create one or more additional lots	i) on applying for approval of a draft plan (per lot)	\$420
	ii) on applying for approval of a final plan (per lot)	\$2,385
“Final plan” for the purposes of this paragraph means the plan of subdivision pursuant to section 35C and includes automatic registration of that plan by the Minister pursuant to section 35D.		
Serving a notice of intention to purchase land upon the Minister under section 62(2)	-	\$655
Lodging a notice of appeal under section 57	a) written procedure	\$600
	b) enquiring hearing before appointed person	\$1,230
Certificate of Lawfulness of existing use or development under section 66 A of the Act	-	\$655
For the purposes of the subparagraphs a) and b), the fees are to be charged on the basis of the development for which planning permission is being sought, and any development for which planning permission has previously been granted shall not be included in calculating the fee.		

***Use Groups**

This is just a guide. The International Building Code should always be referred to for clarity.

Assembly

A1 – Assembly with fixed seating i.e. movie theaters

A2 – Assembly use for food and beverage consumption i.e. restaurants

A3 – Assembly uses for worship, recreation or amusement (and other assembly uses not classified elsewhere) i.e. churches, museums etc.

A4 – Assembly uses intended for viewing of indoor sporting events with spectator seating i.e. arenas, swimming pools etc.

A5 – Assembly uses intended for viewing outdoor activities i.e. stadiums, bleachers etc.

Business

B – Building or structure (or portion thereof) used for office, professional or service transactions, including storage of records and accounts.

Educational

E – Building or structure (or portion thereof) used by six or more persons at any one time for educational purposes through the 12th grade.

– Building or structure (or portion thereof) used for educational, supervision or personal care services for more than five children older than 2 ½ years of age.

Factory and Industrial

F1 – Moderate Hazard i.e. motor vehicles

F2 – Low Hazard i.e. brick and masonry

High Hazard

H1 – Building or structure containing materials that pose a detonation hazard.

H2 – Building or structure (or portion thereof) containing materials that pose a deflagration hazard.

H3 – Building or structure containing materials that readily support combustion or that pose a physical hazard.

H4 – Building or structure which contains materials that are health hazards.

H5 – Semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used.

Institutional

I1 – Building or structure (or parts thereof) housing more than 5 persons, on a 24 hour basis, who because of age, mental disability or other reason live in a supervised residential environment that provides personal care services.

I2 – Building or structure used for medical, surgical, psychiatric, nursing or custodial care on a 24 hour basis for more than 5 persons.

– A child care facility that provides care on a 24 hour basis to more than 5 children 2 ½ years of age or less.

I3 – Building or structure that are inhabited by 5 or more persons who are under restraint or security.

I4 – Building or structure occupied by persons of any age who receive custodial care for less than 24 hours by individuals of no relation.

Mercantile

M – Building or structure (or portion thereof) used for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

Residential

R1 – Residential occupancies containing sleeping units where the occupants are primarily transient (less than 30 days) i.e. hotels

R2 – Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature i.e. apartment houses.

R3 – Detached one and two family dwellings greater than three stories in height, multiple single family townhouses greater than three stories in height, attached two family dwellings separated from adjacent dwellings by firewall, and other one and two family dwellings that are outside the scope of one and two family dwelling subcode.

R4 – Therapeutic residences including more than 5 but not more than 16 occupants, excluding staff.

Storage

S1 – Buildings occupied for storage uses that are not classified as Group S-2.

S2 – Includes (among others) buildings used for the storage of noncombustible materials.

Utility and Miscellaneous

U – Buildings and structures of an accessory character and miscellaneous structures not classified in any occupancy.