



GOVERNMENT OF BERMUDA  
Ministry of Home Affairs

**Department of Planning**

**A summary of Planning Application and Building Permit Fees  
Government Fees Amendment Regulations 2016  
Effective 1 April 2016**

**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 Dame Lois Browne Evans Building 5<sup>th</sup> Floor, 58 Court Street, Hamilton**

<b>HEAD 10 Building Act 1988</b>
<b>HEAD 11 Building Authority Act 1962</b>
<b>HEAD 17 Condominium General Regulations 1986</b>
<b>HEAD 21 Development and Planning Act 1974</b>

**Head 10: Building Act 1988**

Fee Category	Size / Type	Fee upon application
<b>Building Permit</b>	<b>Use Groups R-2, R-3 and R-4</b>	
	New structures, per ft <sup>2</sup> , minimum fee \$200	\$0.30
	Accessory structures	\$175
	Renovations and alterations to existing structures, including electrical or mechanical permit	\$175
<b>Excavation Permit</b>	-	\$340
<b>Quarrying Permit</b>	-	\$175
<b>All other forms of use</b>		
<b>Building Permit</b>	<b>New structures</b>	
	Use groups E&I, per ft <sup>2</sup> , minimum fee \$600	\$0.75
	Use groups F, H, S & U, per ft <sup>2</sup> , minimum fee \$600	\$1.15
	Use groups A & R1, per ft <sup>2</sup> , minimum fee \$600	\$1.40

	Use groups B & M, per ft <sup>2</sup> , minimum fee \$600	\$1.60
	Accessory structures	\$365
	Renovations and alterations to existing structures	\$680
	Electrical or mechanical permit	\$340
	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 regular building permit fee)	\$400
	Quarrying permit	\$3,405
<b>Revised Plans</b>		
Residential		
	1 <sup>st</sup> Submission Use Groups R-2, R-3 and R-4	\$175
	2 <sup>nd</sup> Submission Use Groups R-2, R-3 and R-4	\$180
	3 <sup>rd</sup> or more Submission Use Groups R-2, R-3 and R-4	\$190
Non-Residential		
	1 <sup>st</sup> Submission Use Groups A, B, E, F, H, I, M, R1, S & U	\$285
	2 <sup>nd</sup> or more Submission Use Groups A, B, E, F, H, I, M, R1, S & U	\$300
	3 <sup>rd</sup> or more Submission Use Groups A, B, E, F, H, I, M, R1, S & U	\$315
<b>Demolition Permit</b>	-	\$455
<b>Re-inspection of works</b>	-	\$175
<b>Retroactive applications (where work has commenced prior to the issuance of the required permits) Fees in these cases are in ADDITION to regular fees.</b>	Where gross floor area does not exceed 200 ft <sup>2</sup>	\$945
	Where gross floor area between 200 ft <sup>2</sup> and 1,000 ft <sup>2</sup>	\$1,575
	Where gross floor area exceeds 1,000 ft <sup>2</sup>	\$7,610
<b>Re-issue of permit and inspection card</b>	-	\$115
<b>Renewal of building permit</b>	-	\$225
<b>Certificate of Completion and Occupancy (partial)</b>	-	\$40
<b>General Development Order Permits</b>	<b>Minor Works - Building Permit</b>	
Residential	Where gross floor area does not exceed 500 ft <sup>2</sup> (or no added floor area)	\$110

	Where gross floor area exceeds 500 ft <sup>2</sup>	\$165
Non-Residential	Where gross floor area does not exceed 500 ft <sup>2</sup> (or no added floor area)	\$550
	Where gross floor area exceeds 500 ft <sup>2</sup>	\$825
<p>For the purposes of calculating the building permit fee 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;</p> <p>“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 applicable minimum fee.</p> <p>“Re-inspection of works” means a re-inspection made because, at a previously scheduled visit to the works, either –</p> <p>i) conditions at the works prevented proper access to the works; or</p> <p>ii) the works did not meet the requirements of the Bermuda Building Code Regulations 2014; or</p> <p>iii) the works for some other reason were not available or ready for inspection; or</p> <p>iv) a copy of the approved drawing was not available on-site.</p>		
<b>Changes for the Physically Handicapped</b>	Building works designed specifically to provide access for, or otherwise meet the needs of, the physically handicapped	No fee shall be charged
<b>Listed Buildings of special Architectural or Historical Interest</b>	Alterations or extensions to listed buildings	No fee shall be charged
<b>Revising Approved Plans</b>	If there is a valid building permit in place	Revised plan fees shall be calculated on both building rates and planning permission rates
<b>No valid Building Permit</b>	-	Revised Plan Planning Fees apply

#### Head 11: Building Authority Act 1962

<b>Permit or licence under the Building Authority (Petroleum) Regulations 1962</b>	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	\$410
	To maintain or operate an installation for bulk storage of petroleum gases	\$880
	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 licence issued.	\$175
<b>Building Authority (Elevators and Lifts)</b>	Issuing a permit to operate:	

5<sup>th</sup> 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](http://www.planning.gov.bm)

<b>Regulations 1962</b>		
	A passenger elevator or escalator	\$585
	A freight elevator or service elevator	\$585
	A dumbwaiter	\$350
	A chair-lift platform or a platform lift	\$350
	An amusement device	\$880
<b>Reissuing a permit</b>	-	\$175
<b>Re-inspection of works</b>	-	\$295
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	-	\$7,615
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	-	\$7,615
<b>Building Authority (Public Buildings) Regulations 1962</b>		
Issuing a licence 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	\$585
	Occasional licence	\$175

#### **Head 17: Condominium Act 1986**

Issuing a condominium licence by the Director of Planning under the Condominium Act 1986	-	\$600
Applying for Incorporation of a condominium under section 5	-	\$676
Applying to amend, repeal or replace bye-laws	-	\$260
Memorandum in the register of termination of condominium status under section 42	-	\$260

#### **Head 21: Development and Planning Act 1974**

<b>Planning Permission</b>	<b>General Development Order</b>	
<b>Residential Development</b>		
	Where gross floor area does not exceed 500 ft <sup>2</sup> (or no added floor area)	\$110
	Where gross floor area exceeds 500 ft <sup>2</sup>	\$165
<b>Non-Residential</b>		
	Where gross floor area does not exceed 500 ft <sup>2</sup> (or no added floor	\$550

	area)	
	Where gross floor area exceeds 500 ft <sup>2</sup>	\$825
<b>Planning Permission</b>	<b>Under Part IV of the Act</b>	
Residential Development		
	Where the gross floor area does not exceed 500 ft <sup>2</sup>	\$285
	Where the gross floor area exceeds 500 ft <sup>2</sup> but does not exceed 2,000 ft <sup>2</sup>	\$570
	Where the gross floor area exceeds 2,000 ft <sup>2</sup> but does not exceed 10,000 ft <sup>2</sup>	\$1,135
	Where the gross floor area exceeds 10,000 ft <sup>2</sup>	\$2,275
Non-Residential Development		
	Where the gross floor area does not exceed 500 ft <sup>2</sup>	\$885
	Where the gross floor area exceeds 500 ft <sup>2</sup> but does not exceed 2,000 ft <sup>2</sup>	\$1,655
	Where the gross floor area exceeds 2,000 ft <sup>2</sup> but does not exceed 10,000 ft <sup>2</sup>	\$2,755
	Where the gross floor area exceeds 10,000 ft <sup>2</sup> but does not exceed 15,000 ft <sup>2</sup>	\$3,860
	Where the gross floor area exceeds 15,000 ft <sup>2</sup> but does not exceed 20,000 ft <sup>2</sup>	\$5,515
	Where the gross floor area exceeds 20,000 ft <sup>2</sup> but does not exceed 25,000 ft <sup>2</sup>	\$7,720
	Where the gross floor area exceeds 25,000 ft <sup>2</sup>	\$11,025
<b>Applications requiring an Environmental Impact Statement (EIS) subject to an additional fee (total fee not to exceed \$10,000)</b>	-	\$2,755
<b>Erection of Satellite dishes</b> or other telecommunications wireless equipment	-	\$295
<b>Erection of walls and signs</b>	-	\$295
<b>Any development not specifically included elsewhere in these Regulations</b>	-	\$330
<b>Listed Buildings of special architectural or historical interest</b>	Alterations or extensions to listed buildings	No fee shall be charged
<b>Changes for the physically handicapped</b>	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
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		\$225
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 <b>Fees in these cases are in ADDITION to regular fees.</b>	Where the gross floor area gross floor area does not exceed 200 ft <sup>2</sup>	\$945
	Where the gross floor area gross floor area between 200 ft <sup>2</sup> and 1,000 ft <sup>2</sup>	\$1,575
	Where the gross floor area gross floor area exceeds 1,000 ft <sup>2</sup>	\$7,610
Approval of revised plans pursuant to the granting of planning permission issued under Part IV of the Act	-	
	1 <sup>st</sup> revised plan submission	\$175
	2 <sup>nd</sup> revised plan submission	\$180
	3 <sup>rd</sup> or more revised plan submission	\$190
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 (per lot)	\$400
	ii) on applying for approval of a final plan (per lot)	\$625
b) to create one or more additional lots	i) on applying for approval of a draft plan (per lot)	\$400
	ii) on applying for approval of a final plan (per lot)	\$2,270
“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)	-	\$620
Lodging a notice of appeal under section 57	a) written procedure	\$570
	b) enquiring hearing before appointed person	\$1,170
For the purposes of 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.		