



GOVERNMENT OF BERMUDA
Ministry of Home Affairs

Department of Planning

**A summary of Planning Application and Building Permit Fees
Government Fees Amendment Regulations 2023
Effective 1 April 2023**

Invoice Payment Options

1. You may direct deposit your payment into HSBC account 010-221125-019. Please include the invoice number in your bank transfer and email payplanning@gov.bm with a screenshot of your successful transfer.
2. You may pay at the Accountant General Payment counter. Please take two copies of the invoice to the payment window. Please email payplanning@gov.bm with a copy of your receipt of payment.

All Applications can be submitted online via:
[Department of Planning's Customer Self Service portal](#)

**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 Applications		
Use Groups R-2, R-3 and R-4	New structures, per sq. ft., minimum fee \$200	\$0.35
	Accessory structures	\$185
	Renovations and alterations to existing structures, including electrical or mechanical permit, demolition and excavation works	\$185
Renewable Energy Systems not permitted under the Development and Planning (General Development Order) 1999	Up to and including 25 kW (approx. 1,200 sq. ft.)	\$125
	Up to and including 50 kW	\$250
	Over 50 kW	\$500
Residential Quarrying of Stone (Stone not for Sale)	-	\$185
Change of Use	From any use Group to use Groups R-2, R-3 & R-4 (no alterations to existing structures, electrical, plumbing etc. required)	\$100
All other forms of use and Accessory Structures	-	
New and accessory structures		
	Use groups E&I, per sq. ft., minimum fee \$600	\$0.80
	Use groups F, H, S & U, per sq. ft., minimum fee \$600	\$1.25
	Use groups A & R1, per sq. ft., minimum fee \$600	\$1.50
	Use groups B & M, per ft. , minimum fee \$600	\$1.70
	Renewable Energy Systems – commercial (fee is per kW output, e.g. Solar Farm)	\$50 per 50 kW output
	Senior Care Facilities and Agricultural Buildings required for food production	\$610
	Renovations and additions to existing structures – Area under renovation or alteration (minimum fee is \$715)	\$0.40 per sq. ft.
	Change of use from any use Group to use Groups other than Groups R-2, R-3 & R-4 (no alterations to existing structures, electrical, plumbing etc. required)	\$305
	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 regular building permit fee)	\$420
	Quarrying permit	\$3,575
Revised Plans	Use Groups R-2, R-3 and R-4	\$185 minimum, plus \$10 for each incremental submission thereafter
	Use Groups E & I (fee is per sq. ft. minimum fee is \$300 plus \$20 for each incremental submission thereafter)	\$0.40 per sq. ft.
	Use Groups F, H, S & U (fee is per sq. ft. minimum fee is \$300 plus \$20 for each incremental submission thereafter)	\$0.70 per sq. ft.
	Use Groups A & R1 (fee is per sq. ft. minimum fee is \$300 plus \$20 for each incremental submission thereafter)	\$0.75 per sq. ft.
	Use Groups B & M (fee is per sq. ft. minimum fee is \$300 plus \$20 for each incremental submission thereafter)	\$0.85 per sq. ft.
	Senior Care Facilities and Agricultural Buildings required for food production and Renewable Energy Systems.	\$300 minimum, plus \$10 for each incremental 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 sq. ft.	\$1,000
	Gross floor area between 200 sq. ft. and 800 sq. ft.	\$1,650
	Gross floor area exceeds 800 sq. ft.	\$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	Gross floor area of 500 sq. ft. or less	\$120
	Gross floor area in excess of 500 sq. ft.	\$175
	Renewable energy systems	Nil

Non-Residential	Gross floor area of 500 sq. ft. or less	\$580
	Gross floor area in excess of 500 sq. ft.	\$870
	Re-submission fee (if the permit application is not accepted this fee shall be charged in addition to application fees each time the application is resubmitted)	\$50
<p>a) For the purposes of calculating the building permit fee in accordance with subparagraph (b)(i)(B) 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;</p> <p>b) “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.</p> <p>c) “re-inspection of works” means a re-inspection made because, at a previously scheduled visit to the works, either –</p> <ul style="list-style-type: none"> 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 iii. the works did not meet the requirements of the Bermuda Building Code Regulations 2014; or iii. the works for some other reason were not available or ready for inspection; or iv. a copy of the approved drawing was not available on-site. <p>d) 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.</p> <p>e) 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.</p> <p>f) 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.</p>		
Changes for the Physically handicapped	Building works designed specifically to provide access for, or otherwise meet the needs of, the physically handicapped	No fee shall be charged

Listed Buildings of special architectural or historical interest	Alterations for the restoration or enhancement of special architectural or historical interest in accordance with section 30 of the Act or within a historic area in accordance with section 31 of the Act	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 licence issued.	\$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
	A baggage handling beltway	\$375
	An aircraft boarding bridge (jetway)	\$625
Reissuing a permit	-	\$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
In all cases where the conveying device, per subparagraph (a)(i) through (vii), is operated by the Government of Bermuda, all fees pursuant to subparagraphs (a)(i) through (vii) shall be waived.	-	Nil
Building Authority (Public Buildings) Regulations 1962	-	
Issuing a license under the Building Authority (Public Buildings) Regulations 1962 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—		
	up to 100 persons	\$100
	Between 101 to 500 persons	\$250
	Between 501 to 1,000 persons	\$500
	More than 1,00 persons	\$615

Head 17: Condominium Act 1986

Issuing a condominium license by the Director of Planning under the Condominium Act 1986	\$630
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Head 21: Development and Planning Act 1974

General Development Order Permits		
Residential Development	Gross floor area of 500 sq. ft. or less	\$126
	Gross floor area in excess of 500 sq. ft.	\$184
	Renewable energy systems	Nil
Non-Residential Development	Gross floor area of 500 sq. ft. or less	\$609
	Gross floor area in excess of 500 sq. ft.	\$914
	Renewable energy systems	\$189
Planning Applications for Development		
Residential Development	Gross floor area does not exceed 500 sq. ft.	\$315
	Gross floor area exceeds 500 sq. ft. but does not exceed 1,000 sq. ft.	\$630
	Gross floor area exceeds 1,000 sq. ft. but does not exceed 10,000 sq. ft.	\$1,255

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

	Gross floor area exceeds 10,000 sq. ft.	\$2,510
	New dwelling units	\$525 per unit, to a maximum of \$50,000
Non-Residential Development	Gross floor area does not exceed 500 sq. ft.	\$840
	Gross floor area exceeds 500 sq. ft.	\$840 plus \$525 for each additional 500 sq. ft. (or part thereof) in excess of 500 sq. ft. to a maximum of \$50,000
	Changes of use	\$840
Agricultural buildings required for food production	Gross floor area does not exceed 1,000 sq. ft.	\$315
	Gross floor area exceeds 1,000 sq. ft.	\$1,260
Resubmission of withdrawn or rejected applications	Within 3 months of the withdrawn residential application	\$158
	Within 3 months of the withdrawn non-residential application	\$420
	Within 1 month of the rejected application	\$53
All applications requiring the submission of an Environmental Impact Statement (EIS)		\$3,040 in addition to the standard application fee
Satellite dishes or other telecommunications wireless equipment		\$326
Erection of walls	Which are free standing and exceed 4 ft. in height	\$210
	Which require a retention system	\$368
Display of Signage	Relating to the business on the site on which the sign is to be displayed	\$210
	Other signage	\$630
Coastal Development	That does not exceed 300 sq. ft.	\$315
	That exceeds 300 sq. ft.	\$840
	Seawalls and coastal protection works only	\$368
Conservation Management Plan (CMP)	Voluntary CMP which is not to facilitate future development	Nil
	CMP which is to facilitate future development	\$315
Any development not specifically included elsewhere in the Regulations		\$368
Exemptions	Alterations for the restoration or enhancement of a listed building or a building within a Historic Protection Area	Nil
	Alterations or extensions to a building, or the construction of a new dwelling, designed specifically to meet the needs of the physically handicapped	Nil

	Government of Bermuda projects	Nil
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.		
Renewals of Planning Permission		
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		\$252
Retroactive Planning Permission		
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	Gross floor area does not exceed 200 sq. ft.	\$1,050 in addition to the standard application fee
	Gross floor area between 200 sq. ft. and 800 sq. ft.	\$1,733 in addition to the standard application fee
	Gross floor area exceeds 800 ft ²	\$8,400 in addition to the standard application fee
Revisions		
Approval of revised plans pursuant to the granting of planning permission issued under Part IV of the Act	Residential	\$194 minimum plus \$10 for each incremental submission thereafter
	Non-Residential	\$315 minimum plus \$20 for each incremental submission thereafter
Applications for Subdivision		
To alter lot boundaries where no additional lots are created	On applying for approval of a draft plan (per lot)	\$441
	On applying for approval of a final plan (per lot)	\$693
To create one or more additional lot(s)	On applying for approval of a draft plan (per lot)	\$441
	On applying for approval of a final plan (per lot)	\$2,504
"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 of the Development and Planning Act 1974		
Notice of Intention to Purchase Land		
Serving a notice of intention to purchase land upon the Director under section 62(3)		\$688
Appeals		
Lodging a notice of appeal under section 57	Written procedure	\$630
	Enquiry hearing before appointed person	\$1,292

Certificates of Lawfulness	
Certificate of Lawfulness of existing use or development under section 66A of the Act	\$688
Pre-Consultations	
Pre-consultation for major developments that require an Environmental Impact Assessment	\$630