
EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Building (Fees) (Scotland) Regulations 2004 (“the 2004 Regulations”).

Regulation 4 amends regulation 5 of the 2004 Regulations to provide that applications to amend a building warrant are not eligible for a discount where a certificate of design has been lodged, unless the estimated value of the additional work exceeds £5000.

Regulation 5 amends regulation 6 of the 2004 Regulations, to allow a discount on the building warrant fee where an applicant advises the verifier in writing when making the building warrant application that the applicant intends to lodge one or more certificates of construction when presenting a completion certificate. Where the applicant then fails to submit any of the certificates of construction with the completion certificate, the fee that would otherwise have been payable becomes due.

A discount is also available where the applicant presents one or more certificates of construction where no building warrant was granted. The discount under this regulation cannot exceed 20% of the fee payable.