



a world class African city

City of Johannesburg
Department of Development Planning

Fees Schedule 2022 / 2023

The following charges will be effective from 1 July 2022 – 30 June 2023:

A. MUNICIPAL PLANNING BY-LAW 2016

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
1	19 or Land Use Scheme	Consent use application including the following: -Second dwelling unit -Site development plan -Parking relaxation -Height increase	R 1 015	R 1 074
2	19.(7)(d)	Withdrawal of consent use application	R 522	R 553
3	19.(10)	Application for extension of time to pay the contributions and the amount of money envisaged in section 19.(7)(e) and (f), in respect of a consent use application.	R 331	R 350
4	20	Relaxation of a Building Line	R 578	R 612
5	21	Amendment of a Town Planning Scheme/ Land Use Scheme(Rezoning)	R 6 754 per erf/property contained in the application unless properties have the same owner and are contiguous	R 7 149 per erf/property contained in the application unless properties have the same owner and are contiguous
6	22.(4)	Publication of amendment of a land use scheme in the Provincial Gazette or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
7	22.(5)	Abandonment (full or part)of the approval of an amendment of the land use scheme application	R 1 015	R 1 074

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
8	25.(3)(a)	Request to repeal the land use scheme	R 1 015	R 1 074
9	25.(3)(b)	Application for the further amendment of the land use scheme	R 1 015	R 1 074
10	25.(4)	Publication of a repeal notice in the Provincial Gazette	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
11	25.(5)	Application to refund the contribution already paid in respect of a repealed land use scheme	R 522	R 553
12	25.(8)(a)	Request to pay the contributions in instalments.	R 522	R 553
13	25.(8)(b)	Request that the prospective new purchaser pay the contribution after transfer of the property.	R 522	R 553
14	25.(8)(c)	Request that payment of the contribution be postponed and that a guarantee for the contributions may be submitted to the Council.	R 522	R 553
15	26.(1)	Application to establish a township.	R 6 754	R 7149
16	26.(10)(a)	Amendment of township application prior to approval, at the request of the applicant.	R 1 335	R 1 413
17	26.(10)(b)	Amendment of township application prior to approval, at the request of the Council.	R 1 335	R 1 413
18	27.(1)	Application to enter into a contract or grant an option prior to proclamation of the township.	R 331	R 350

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
19	28.(5)	Application for extension of time to obtain approval of the General Plan.	R 331	R 350
20	28.(8)(a)	Application to amend the township approval before the General Plan has been approved	R 331	R 350
		<ul style="list-style-type: none"> • a non-material amendment which warrants no advertisement excluding the amendment of the layout of the erven; • a non-material amendment which warrants no advertisement to amend the layout of the erven. 	R 1 348	R 1 427
21	28.(8)(b)	Application to amend the township approval after the General Plan has been approved (a non-material amendment which warrants no advertisement) excluding the amendment of the layout of the erven.	R 331	R 350
22	28.(8)(b)	Application to amend the layout of the erven in the township after the General Plan has been approved.	R 1 348	R 1 427
23	28.(10)	Application for extension of time to lodge the necessary documents to the Registrar of Deeds, for opening of the township register.	R 331	R 350
24	28.(15)	Publication of notice in the Provincial Gazette to declare a township as an approved township or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant.	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
25	29.(1)	Application to issue the certificate that erven may be transferred, contributions have been paid, services installed, building plans may be approved etc.	R 331	R 350
26	31.(1)	Application to phase an approved (not proclaimed) township into two or more townships (by applicant or if directed by the Council to do so).	R 1 226 per newly created township	R 1 298 per newly created township
27	31.(1)(a)	Application for extension of time to submit an application to phase an approved township.	R 331	R 350
28	31.(4)	Application for extension of time to submit to the Council, the plans, diagrams or other documents and information required from the applicant in respect of the newly created townships.	R 331 per township	R 350 per township
29	32.	Extension of boundaries of a township of an approved (proclaimed) township.	R 6 754	R 7 082
30	33.(1)(a)	Subdivision of an Erf	R 759 + R32 per portion exceeding 5 portions	R 803 + R 34 per portion exceeding 5 portions
31	33.(1)(b)	Consolidation of Erven	R 488	R 512
32	33.(10) read with (11)	Application for extension of time to: <ul style="list-style-type: none"> obtain approved sub-division or consolidation diagrams from the Surveyor General; submit the documents to the Registrar of Deeds for registration of the sub-division or consolidation. 	R 331	R 350
33	34.(1)(a)	Application to cancel the sub-division or consolidation approval	R 844	R 893

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
34	34.(1)(b)	Application to amend, delete or add a condition to the sub-division or consolidation approval	R 844	R 893
35	34.(1)(c)	Application to amend the sub-division or consolidation plan	R 844	R 893
36	34.(5)	Application to issue the certificate that the conditions of the subdivision of erven, have been complied with.	R 684 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R323 per portion	R 724 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 353 per portion
37	34.(6)	Application to issue the certificate that the conditions of the consolidation of erven, have been complied with.	R 684 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R 340 per erf.	R 724 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R 360 per erf.
38	35.(1)	Subdivision of any other land	R 5 486	R 5 807
39	35.(7)	Application for extension of time to lodge the division plans with the Surveyor General for approval.	R 331	R 350
40	37.(1)	Application to issue the certificate that the conditions of division of other land have been complied with.	R 684 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 337 per portion	R 724 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 353 per portion

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
41	38.	Application to alter, amend or partially or totally cancel the General Plan of an approved (proclaimed) township.	R1 015	R 1 074
42	39.(5)	Application for extension of time to submit the plans, diagrams or other documents to the Surveyor General to give effect to the alteration, amendment or cancellation of the General Plan.	R 331	R 350
43	39.(8).	Publication of notice and Schedule of Conditions in the Provincial Gazette.	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
44	41.(4)	Amendment, suspension or removal of any restriction, obligation, servitude or reservation	R 1 015	R 1 074
45	42.(4)	Publication of notice in the Provincial Gazette that the application to amend, suspend or remove any restriction, obligation, servitude or reservation, has been approved or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant	Cost as determined by Government Printer plus 15%.	Cost as determined by Government Printer plus 15%.
46	44.	Application for extension of time to pay external engineering services or parks contributions resultant from the application to amend, suspend or remove any restriction, obligation, servitude or reservation.	R 331	R 350

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
47	47.(4)	Application in terms of Section 47.(4) to off-set external contribution payable against engineering services installed on behalf of the Council:	R 313 per engineering service	R 350 per engineering service
48	47.(9)	Request to pay the external engineering services contributions in instalments or per guarantee.	R 331	R 350
49	49.(1)	Submission of an appeal.	R 2 246	R 2 377
50	52.(1)	Petition to be granted intervener status.	R1 209	R 1 280
51	53.	Sectional Title Scheme Clearance.	R 522	R 553
52	54.(1)(a), (b) or (c)	Publication in the Provincial Gazette of a notice that an amendment scheme has been adopted or any appeal upheld and any correction thereof resultant from further changes/amendments by the applicant.	Cost as determined by Government Printers plus 15%.	Cost as determined by Government Printers plus 15
53	56.(2)	Application by the new owner to continue with any development application, before conclusion of such an application.	R 331	R 350
54	66.(2)	Application for exemption to comply with any procedural provision of the By- Law.	R 522	R 553
55	67.(2)	Translation of any document, notice and or communication issued or to be issued by the Council, from English to any other language of choice.	R 1 209 per A4 page if done internally or cost plus 15% if done externally.	R 1 280 per A4 page if done internally or cost plus 15% if done externally
56	69.	Excision from Agricultural Holding Register.	R 1 015	R 1 074

B: MISCELLANEOUS

NO	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
1.	Signing of a Notarial Deed of Servitude, Notarial Deed of Replacement of Servitude, Notarial Tie Agreement or any similar Notarial Deeds required by the Registrar of Deeds to conclude the registration of transactions.	R 331 per erf/ property contained in the Deed	R 350 per erf/ property contained in the Deed
2.	Issuing of consent to transfer an erf which is subject to an electrical restriction	R 331 per erf to be transferred or R 316 when consent is issued simultaneously with the Section 29 certificate	R 350 per erf to be transferred or R 331 when consent is issued simultaneously with the Section 29 certificate
3.	Non-profit Companies: (a) Assessment of Memorandum of Incorporation; (b) Request/amendment/consent in terms of the Memorandum of Incorporation:	a) R 1 014 b) R 1 014 per request/ amendment/c onsent	a) R 1074 b) R 1074 per request/ amendment/ consent
4.	Request to calculate estimates on contributions prior to proclamation/approval of land development applications	R 1 014 per township /application/ request.	R 1 074 per township /application/ request
5	Reasons for a decision of the Municipal Planning Tribunal/ Appeal body etc. in relation to a land development application:	R 331	R 350
6	Transcription of proceedings:	R 1 451	R 1 512
7.	Copies of documents, correspondence, etc: (excluding Guidelines and application forms): (a) A4 per page (b) A3 per page	R 2.30 R 4.50	R 2.40 R 4.70
8	Issuing of a duplicate of an original certificate previously issued by Legal Administration or any certificate or consent required in terms of an approval for which provision has not been made in A. above	R 331	R 350

NO	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
9	Release of a (paper) guarantee or refund of an amount paid <i>in lieu</i> of a guarantee.	R 331 per engineering service	R 350 per engineering service
10	Town Planning Enquiry	R 544	R 570
11	Request for names and addresses of adjoining owners	R 60 per address. From 11 addresses and above R 29 per address	R 63 per address. From 11 addresses and above R 30 per address

ANNEXURE B

AMENDMENT OF TARIFF OF CHARGES IN RESPECT OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 103 OF 1977

The following charges will be effective from 1 July 2022– 30 June 2023.

All building plan fees are non- refundable.

	DESCRIPTION	APPROVED TARIFF 2021/2022	NEW TARIFF 2022/2023
1.	To consider applications made in terms of Section 4(1) of the National Building Regulations and Building Standards Act, 1977, the proposed charges are as follows:		
1.1	Per m ² or part thereof for the first 1 000 m ² of building work.	R 22 per m ²	R 23 per m ²
1.2	Per m ² or part thereof for the second 1 000 m ² of building work.	R 21 per m ²	R 22 per m ²
1.3	Per m ² or part thereof for the balance greater than 2 000 m ² of building work	R 19 per m ²	R 20 per m ²
1.4	Application: Building work for alterations to existing buildings and buildings of a special character such as factory chimneys, spires and similar structures, per erf per application. 0.3% of the value with minimum of R 2 734	R 2608	0.3% of the value with minimum of R 2 734
1.5	A fee for a new dwelling house of 50 m ² or less in area.	R 507	R 532
1.6	<p>In the case of mass-contracted low-cost housing projects 100% funded by means of National Housing capital subsidies:</p> <ul style="list-style-type: none"> ● a fee per master plan ● and a fee per erf (one dwelling unit per Erf) or unit on which the master plan is repeated. <p>The tariff applies only for 100% government funded projects, without any mortgage or beneficiary paying a cent.</p>	<p>R 288</p> <p>R 69</p>	<p>R 302</p> <p>R 72</p>

1.7	The minimum charge in respect of any building plan, other than contemplated in 1.5 and 1.6 shall be	R 812	R 851
1.8	Portion of buildings projection over Council owned land : (a) Areas of 10 m ² and less (b) Areas in excess of 10 m ² , The above charges are in addition to normal plan submission fees.	R 806 R 812 plus R20 m ² or part thereof	R 845 R 851 plus R21 m ² or part thereof
2	To authorise minor building work in terms of Section 13 of the National Building Regulations and Building Standards Act, 1977, a charge of	R 357	R 374
3	To authorise the erection of a temporary building in terms of Regulations A23(1) a fee of	R 357	R 374
4.	To permit the use of a street by a person undertaking any work of erection or demolition in terms of Regulation F1(4): (Hoarding)	a fee of R 21 per m ² for every week or part thereof, with a minimum fee of R 357	a fee of R 22 per m ² for every week or part thereof, with a minimum fee of R 374
5	To authorise a permit for the demolition of a building:		
5.1	Residential 1 per erf per application	R 1 025	R 1 075
5.2	Other buildings per erf per application	R 4 172	R 4 374
5.3	Demolished structures without permit (illegal): Residential 1 per erf per application	R 1 510	R 1 583
5.4	Demolished structures without permit (illegal): other buildings per erf per application	R 6 258	R 6 562
6.	To authorise a permit for excavations:	R 966	R 1 013
7.	To authorise a permit for encroaching over Council owned land for the purpose of building operations:	R 966	R 1 013
8	Approval of cellular phone structures and masts (per application).	R 4 754	R 6 000

9	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, of 1977, as amended, per erf per application: first application	50% of building plan fees paid	50% of building plan fees paid
9.1	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, of 1977, as amended, per erf per application: Second application	40% of building plan fees paid	40% of building plan fees paid
9.2	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, of 1977, as amended, per erf per application: Third and Final application	35% of building plan fees paid	35% of building plan fees paid
10	Permission to occupy a new building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: First application	50% of building plan fees paid	50% of building plan fees paid
10.1	Permission to occupy a new building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: Second Application	40% of building plan fees paid	40% of building plan fees paid
10.2	Permission to occupy a new building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: Third and final application	35% of building plan fees paid	35% of building plan fees paid
10.3	Permission to occupy an old building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: Third and final application	R 0	R 800
10.4	Permission to occupy an old building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103	R 4 172	R 6 000

	of 1977, as amended, per erf per application: Third and final application		
11	Re-Inspection per booking	R522	R 547
12	Extension of building plan validity period, provided there is no change on the building plans and relevant applicable legislation. Within validity period. Extension to be valid for the next 12 months	25% of the original building plan fees paid	25% of the original building plan fees paid
12.1	Resubmission of previously approved Building plan that lapsed, provided there is no change on the building plan and relevant legislation. Within 12 months after expiry, the approval to be valid for the next 12 months.	50% of the original building plan fees paid	50% of the original building plan fees paid
13	SANS 10400: Part XA Exemption	R 300	R 315
14.	Miscellaneous charges: Printed hard copies black & white (paper)		
	14.1 Copies of plans A 4	R 10/copy + R 25 Once off service fee irrespective of the number of copies made	R 11/copy + R 26 Once off service fee irrespective of the number of copies made
	14.2 Copies of plans A3	R 20/copy + R 25 Once off service fee irrespective of the number of copies made	R21/copy + R 26 Once off service fee irrespective of the number of copies made
	14.3 Copies of plans A 2	R 47/copy + R 25 Once off service fee irrespective of the number of copies made	R 49/copy + R 26 Once off service fee irrespective of the number of copies made
	14.4 Copies of plans A 1	R 55/copy + R 25 Once off service fee irrespective of the number of copies made	R 58/copy + R 26 Once off service fee irrespective of the number of copies made

	14.5 Copies of plans A 0	R 119/copy + R 25 Once off service fee irrespective of the number of copies made	R 125/copy + R 26 Once off service fee irrespective of the number of copies made
15.	Miscellaneous charges: Email Soft copies (Electronic)		
	15.1 Copies of plans A 4	R 5/copy + R 25 Once off service fee irrespective of the number of copies made	R 6/copy + R 26 Once off service fee irrespective of the number of copies made
	15.2 Copies of plans A3	R 10/copy + R25 Once off service fee irrespective of the number of copies made	R 11/copy + R26 Once off service fee irrespective of the number of copies made
	15.3 Copies of plans A 2	R 20/copy + R 25 Once off service fee irrespective of the number of copies made	R 21/copy + R 26 Once off service fee irrespective of the number of copies made
	15.4 Copies of plans A 1	R 25/copy + R25 Once off service fee irrespective of the number of copies made	R 26/copy + R26 Once off service fee irrespective of the number of copies made
	15.5 Copies of plans A 0	R 60/copy + R25 Once off service fee irrespective of the number of copies made	R 63/copy + R26 Once off service fee irrespective of the number of copies made