



City of Johannesburg
Office of the Executive Director
Department of Development Planning

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Fees Schedule 2026 / 2027

The following charges will be effective from 1 July 2026 – 30 June 2027:

A. MUNICIPAL PLANNING BY-LAW 2016 (AS AMENDED 2023)

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
1a	Clause 41 of the Land Use Scheme	Land Use Scheme Written Consents application including but not limited to the following: -Second dwelling unit -Site development plan -Parking relaxation -Height increase Or any other consent or written consent not elsewhere defined	R1,240	R1,297
1b	19 read in conjunction with Clause 24 of the Land Use Scheme	Consent Use applications	R1,240	R2,000
2	19.(7)(d)	Withdrawal of consent use application	R638	R667 (Benchmark 30% increase and gradually increase)
3	19. (10)	Application for an extension of time to pay the contributions and the amount of money envisaged in section 19. (7)(e) and (f), in	R407	R422

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
		respect of a consent use application.		
4	20	Relaxation of a Building Line	R706	R738
5	21	Amendment of a Town Planning Scheme/ Land Use Scheme (Rezoning)	R8 252 per erf/property contained in the application unless properties have the same owner and are contiguous.	R9 500 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.	R950	R1,200
7	22.(5)	Abandonment (full or part) of the approval of an amendment of the land use scheme application.	R1,240	R1,297 (Benchmark 30% increase and gradually increase)
8	25.(3)(a)	Request to repeal the land use scheme	R1,240	R1,297

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
9	25.(3)(b)	Application for the further amendment of the land use scheme	R1,240	R1,297
10	25.(4)	Publication of a repeal notice in the Provincial Gazette	R950	R1,200
11	25.(5)	Application to refund the contribution already paid in respect of a repealed land use scheme	R638	R667
12	25.(8)(a)	Request to pay the contributions in instalments.	R638	R667
13	25.(8)(b)	Request that the prospective new purchaser pays the contribution after the transfer of the property.	R638	R667
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.	R638	R667
15	26.(1)	Application to establish a township.	R8,252	R10 500
16	26.(10)(a)	Amendment of township application prior to approval, at the request of the applicant.	R1,632	R1,707
17	26.(10)(b)	Amendment of township application prior to approval, at the request of the Council.	R1,632	R1,707

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
18	27.(1)	Application to enter into a contract or grant an option prior to the proclamation of the township.	R406	R850
19	28.(5)	Application for extension of time to obtain approval of the General Plan.	R406	R850
20	28.(8)(a)	Application to amend the township approval before the General Plan has been approved	R1,647	R5,500
21	28.(8)(b)	Application to amend the township approval and/or layout of the erven in the township after the General Plan has been approved.	R1,647	R5,500
22	28.(10)	Application for extension of time to lodge the necessary documents to the Registrar of Deeds, for the opening of the township register.	R406	R850
23	28.(11)	Application to issue the certificate that all pre-proclamation conditions have been complied with and that the township register may be opened.	R406	R850
24	28.(15)		R5 500	R6,000

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
		Publication of the 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.		
25	28(16)	Recalculation and/or escalation of development contributions charged as envisaged under Section 47(1), 48(5) and 48(7) where a validity period of 12 months from date of notice has lapsed without payment.	-	R500
26	29.(1)	Application to issue the certificate that erven may be transferred, contributions have been paid, services installed, building plans may be approved etc.	R406	R1,500
27	31.(1)	Application to phase an approved (not proclaimed) township into two or more townships (by the applicant or if directed by the Council to do so).	R1,500 per newly created township	R5 500 per newly created township
28	31.(1)(a)	Application for extension of time to submit an application to phase an approved township.	R406	R850

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
29	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.	R406 per township	R425 per township
30	32	Extension of boundaries of a township of an approved (proclaimed) township.	R8,174	R10 500
30	33.(1)(a)	Subdivision of an Erf	R928 + R40 per portion exceeding 5 portions	R1600 + R42 per portion exceeding 5 portions
31	33.(1)(b)	Consolidation of Erven	R592	R619
32	33.(10) read with (11)	Application for extension of time to:	R406	R850
		· obtain approved subdivision or consolidation diagrams from the Surveyor-General;		
		· submit the documents to the Registrar of Deeds for registration of the subdivision or consolidation.		
33	34.(1)(a)	Application to cancel the subdivision or consolidation approval	R1,030	R1,077

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
34	34.(1)(b)	Application to amend, delete or add a condition to the subdivision or consolidation approval	R1,030	R1,077
35	34.(1)(c)	Application to amend the subdivision or consolidation plan	R1,030	R1,077
36	34.(5)	Application to issue the certificate that the conditions of the subdivision of erven, have been complied with.	R 836 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R408 per portion	R 1,200 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R600 per portion
37	34.(6)	Application to issue the certificate that the conditions of the consolidation of erven, have been complied with.	R836 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R417 per erf.	R1,200 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R600 per erf.
38	35.(1)	Subdivision of any other land	R6,704	R7,012

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
39	35.(7)	Application for extension of time to lodge the division plans with the Surveyor General for approval.	R406	R850
40	37.(1)	Application to issue the certificate that the conditions of division of other land have been complied with.	R 836 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R417 per portion	R1,200 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R600.00 per portion.
41	38	Application to alter, amend or partially or totally cancel the General Plan of an approved (proclaimed) township.	R1,240	R5,500
41	38	Application to alter, amend or partially or totally cancel the General Plan of an approved (proclaimed) township.	R1,240	R5,500
		Application to totally cancel the General Plan of an approved (proclaimed) township.	R1,240	R2,500

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
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.	R406	R850
43	39.(8)	Publication of notice and Schedule of Conditions in the Provincial Gazette.	R950	R1,200
44	41.(4)	Amendment, suspension or removal of any restriction, obligation, servitude or reservation	R1,240	R1,297
45	42.(4)	Publication of the 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	R950	R1,200
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.	R406	R850

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
47	47.(4)	Application in terms of Section 47.(4) to off-set development contribution payable against engineering services installed on behalf of the Council:	R 406 per engineering service	R 2500 per engineering service
48	47.(4)	Application in terms of Section 47.(4) to refund paid development contributions refundable against approved offsets:	R 406 per engineering service	R 500 per engineering service
49	47.(6)	Application in terms of Section 47.(6) to refund or reimburse the cost of installing infrastructure in excess of development contributions payable to Council:	R 406 per engineering service	R1,000.00 per Engineering service
50	47.(9)	Request to pay the external engineering services contributions in instalments or per guarantee.	R406	R2,000
51	49.(1)	Submission of an appeal.	R2,744	R3,200 (Benchmark 30% increase and gradually increase)
52	52.(1)	Petition to be granted intervener status.	R1,478	R1,546
53	53	Sectional Title Scheme Clearance.	R636	R1200

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
54	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%	R1200
55	56.(2)	Application by the new owner to continue with any development application, before the conclusion of such an application.	R406	R900
56	66.(2)	Application for the exemption to comply with any procedural provision of the By- Law.	R638	R2000
57	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.	R1,478 per A4 page if done internally or cost plus 15% if done externally	R1,546 per A4 page if done internally or cost plus 15% if done externally
58	69	Excision from Agricultural Holding Register.	R1,240	R1,297

B: MISCELLANEOUS

NO	DESCRIPTION	APROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
1	The 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 406 per erf/ property contained in the Deed	R850.00 per erf/ property contained in the Deed
2	Issuing of consent to transfer an erf which is subject to an electrical restriction	R406 per erf to be transferred or R406 when consent is issued simultaneously with the Section 29 certificate	R850 per erf to be transferred or R850 when consent is issued simultaneously with the Section 29 certificate
	Issuing of other consent (s) to transfer an erf/unit	New Tariff	R850.00 per erf/unit to be transferred

NO	DESCRIPTION	APROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
3	Non-profit Companies: (a) Assessment of Memorandum of Incorporation; (b) Request/amendment/consent in terms of the Memorandum of Incorporation:	a) R 1 240 b) R 1 240 per request/amendment/Consent	a) R 1 500 b) R 1 500 per request/amendment/Consent
4	Request to calculate estimates on contributions prior to proclamation/approval of land development applications	R1 240 per township /application/ Request	R1 500 per township /application/ Request
5	Reasons for a decision of the Municipal Planning Tribunal/ Appeal body etc. in relation to a land development application:	R406	R425
6	Transcription of proceedings:	R1,745	R1,825
7	Copies of documents, correspondence, etc. (excluding Guidelines and application forms): (a) A4 per page (b) A3 per page	R2.64 R5.38	R4 R8
8	Issuing of a duplicate of an original certificate previously issued by Legal Administration or any certificate or consent required in terms of approval for which provision has not been made in A. above	R406	R850

NO	DESCRIPTION	APROVED TARIFF 2025/2026	NEW TARIFF 2026/2027
9(a)	Release of a (paper) guarantee or refund of an amount paid <i>in lieu</i> of a guarantee.	R 406 per engineering service	R 850 per engineering service
9(b)	Application fee to process any refund as a result of an overpayment made to Council.	R406	R850
10	Town Planning Enquiry	R658	R688
11	Request for names and addresses of adjoining owners	R72 per address. From 11 addresses and above R36 per address	R75 per address. From 11 addresses and above R38 per address
12	Request to re-calculate or escalate estimates on contributions prior to proclamation/approval of land development applications	R0	R500

C: DEVELOPMENT CONTRIBUTIONS

The tariff of charges for development contributions' unit costs in line with the Development Contributions Policy (2021)

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2025/2026	NEW TARIFF 2026/2027	
1	47(3)	Water (kl/day)	R12,084.89	R12,640.79	
		Sewer (kl/day)	R25,101.44	R26,256.11	
		Roads (Equivalent trips / peak hour)	R20,147.03	R21,073.79	
		Stormwater – Greenfields (C*m2)	R188.31	R196.97	
		Stormwater – Brownfields (C*m2)	R525.51	R549.68	
		Transport (Passenger trips / peak hour)	No Special Transport Zone	R2,101.86	R2,198.55
			Sandton Transport Zone	R3,372.18	R3,527.30
			Inner City Transport Zone	R2,221.60	R2,323.79
			Rosebank Transport Zone	R2,101.86	R2,198.55
		Electricity (kVA ADMD)	Sub-Transmission line	R817.86	R855.48
			Primary Substation - HV	R2,001.63	R2,093.70
			Primary Substation - MV	R2,001.63	R2,093.70
			Switching Station	R3,498.82	R3,659.77
			MV Distributor Ring	R4,644.95	R4,858.62
			Low Voltage	R5,833.87	R6,102.23