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City of Johannesburg
Department of Development Planning

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Fees Schedule 2025 / 2026

The following charges will be effective from 1 July 2025 – 30 June 2026:

A. MUNICIPAL PLANNING BY-LAW 2016

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2024/2025	PROPOSED NEW TARIFF 2025/2026
1	19 or Land Use Scheme	Consent use application including the following: a. Second dwelling unit b. Site development plan c. Parking relaxation d. Height increase	R1 185	R1 240
2	19.(7)(d)	Withdrawal of consent use application.	R610	R638
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 respect of a consent use application.	R389	R407
4	20	Relaxation of a Building Line.	R675	R706
5	21	Amendment of a Town Planning Scheme/ Land Use Scheme (Rezoning).	R7 889 per erf/property contained in the application unless properties have the same owner and are contiguous	R8 252 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%.	R950
7	22.(5)	Abandonment (full or part)of the approval of an amendment of the land use scheme application.	R1 185	R1 240
8	25.(3)(a)	Request to repeal the land use scheme.	R1 131	R1 185
9	25.(3)(b)	Application for the further amendment of the land use scheme.	R1 131	R1 185
10	25.(4)	Publication of a repeal notice in the Provincial Gazette.	Cost as determined by Government Printer plus 15%.	R950

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2024/2025	PROPOSED NEW TARIFF 2025/2026
11	25.(5)	Application to refund the contribution already paid in respect of a repealed land use scheme.	R610	R638
12	25.(8)(a)	Request to pay the contributions in instalments.	R610	R638
13	25.(8)(b)	Request that the prospective new purchaser pays the contribution after the transfer of the property.	R610	R638
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.	R610	R638
15	26.(1)	Application to establish a township.	R7 889	R8 252
16	26.(10)(a)	Amendment of township application prior to approval, at the request of the applicant.	R1 560	R1 632

17	26.(10)(b)	Amendment of township application prior to approval, at the request of the Council.	R1 560	R1 632
18	27.(1)	Application to enter into a contract or grant an option prior to the proclamation of the township.	R388	R406
19	28.(5)	Application for extension of time to obtain approval of the General Plan.	R388	R406
20	28.(8)(a)	Application to amend the township approval before the General Plan has been approved.	R1 575	R1 647
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 575	R1 647
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.	R388	R406
23	28.(11)	Application to issue the certificate that all pre-proclamation conditions have been complied with and that		R406

		the township register may be opened.		
24	28.(15)	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.	Cost as determined by Government Printer plus 15%.	R5 500
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.	R388	R406
26	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 434 per newly created township	R1 500 per newly created township
27	31.(1)(a)	Application for extension of time to submit an application to phase an approved township.	R388	R406
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.	R388 per township	R406 per township

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2024/2025	PROPOSED NEW TARIFF 2025/2026
29	32.	Extension of boundaries of a township of an approved (proclaimed) township.	R7 815	R8 174
30	33.(1)(a)	Subdivision of an Erf.	R887 + R38 per portion exceeding 5 portions	R928 + R40 per portion exceeding 5 portions
31	33.(1)(b)	Consolidation of Erven.	R566	R592
32	33.(10) read with (11)	<p>Application for extension of time to:</p> <ul style="list-style-type: none"> • 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. 	R388	R406
33	34.(1)(a)	Application to cancel the subdivision or consolidation approval.	R985	R1 030

34	34.(1)(b)	Application to amend, delete or add a condition to the subdivision or consolidation approval.	R985	R1 030
35	34.(1)(c)	Application to amend the subdivision or consolidation plan.	R985	R1 030
36	34.(5)	Application to issue the certificate that the conditions of the subdivision of erven, have been complied with.	R 799 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 390 per portion.	R 836 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 408 per portion.
37	34.(6)	Application to issue the certificate that the conditions of the consolidation of erven, have been complied with.	R799 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R 399 per erf.	R836 for the first two erven mentioned in the Certificate of Consolidated Title and thereafter R417 per erf.
38	35.(1)	Subdivision of any other land.	R6 409	R6 706
39	35.(7)	Application for extension of time to lodge the division plans with the Surveyor General for approval.	R388	R406

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2024/2025	PROPOSED NEW TARIFF 2025/2026
40	37.(1)	Application to issue the certificate that the conditions of division of other land have been complied with.	R799 for the first portion to be transferred (Power of Attorney to Transfer) or to be created (Certificate of Registered Title) and thereafter R 399 per portion.	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.
41	38.	Application to alter, amend or partially or totally cancel the General Plan of an approved (proclaimed) township.	R1 185	R1 240
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.	R388	R406
43	39.(8).	Publication of notice and Schedule of Conditions in the Provincial Gazette.	Cost as determined by Government Printer plus 15%.	R950
44	41.(4)	Amendment, suspension or removal of any restriction, obligation, servitude or reservation.	R1 185	R1 240

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.	Cost as determined by Government Printer plus 15%.	R950
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.	R388	R406
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.	R388 per engineering service	R406 per engineering service
48	47.(4)	Application in terms of Section 47.(4) to refund paid development contributions refundable against offsets:		R406 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:		R406 per engineering service

50	47.(9)	Request to pay the external engineering services contributions in instalments or per guarantee.	R388	R406
51	49.(1)	Submission of an appeal.	R2 623	R2 744
52	52.(1)	Petition to be granted intervener status.	R1 413	R1 478
53	53.	Sectional Title Scheme Clearance.	R608	R636
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%	Cost as determined by Government Printers plus 15%
55	56.(2)	Application by the new owner to continue with any development application, before the conclusion of such an application.	R388	R406

NO	SECTION	DESCRIPTION	APPROVED TARIFF 2024/2025	PROPOSED NEW TARIFF 2025/2026
56	66.(2)	Application for the exemption to comply with any procedural provision of the By-Law.	R610	R638
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 413 per A4 page if done internally or cost plus 15% if done externally	R1 478 per A4 page if done internally or cost plus 15% if done externally
58	69.	Excision from Agricultural Holding Register.	R1 185	R1 240

B: MISCELLANEOUS

NO	DESCRIPTION	APPROVED TARIFF 2024/2025	APPROVED TARIFF 2025/2026
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.	R388 per erf/ property contained in the Deed	R406 per erf/ property contained in the Deed
2.	Issuing of consent to transfer an erf which is subject to an electrical restriction.	R388 per erf to be transferred or R388 when consent is issued simultaneously with the Section 29 certificate	R406 per erf to be transferred or R406 when consent is issued simultaneously with the Section 29 certificate
3.	<p>Non-profit Companies:</p> <p>(a) Assessment of Memorandum of Incorporation;</p> <p>(b) Request/amendment/consent in terms of the Memorandum of Incorporation:</p>	<p>a) R 1 185</p> <p>b) R 1 185 per request/ amendment/ consent</p>	<p>c) R 1 240</p> <p>d) R 1 240 per request/ amendment/consent</p>
4.	Request to calculate estimates on contributions prior to proclamation/approval of land development applications.	R1 185 per township /application/Request	R1 240 per township /application/Request

5	Reasons for a decision of the Municipal Planning Tribunal/ Appeal body etc. in relation to a land development application.	R388	R406
6	Transcription of proceedings:	R1 668	R1 745
7.	Copies of documents, correspondence, etc: (excluding Guidelines and application forms): (a) A4 per page (b) A3 per page	R 2.52 R 5.14	R 2.64 R 5.38
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	R388	R406
9(a)	Release of a (paper) guarantee or refund of an amount paid <i>in lieu</i> of a guarantee.	R388 per engineering service	R406 per engineering service
9(b)	Application fee to process any refund because of an overpayment made to Council.		R406
10	Town Planning Enquiry	R629	R658

NO	DESCRIPTION	APPROVED TARIFF 2024/2025	PROPOSED NEW TARIFF 20245/2026
11	Request for names and addresses of adjoining owners.	R69 per address. From 11 addresses and above R34 per address	R72 per address. From 11 addresses and above R36 per address

C: DEVELOPMENT CONTRIBUTIONS

Development Contributions are charged in line with the new Development

Contributions Policy to be fully implemented from the 1st of July 2025.

NO	SECTION	DESCRIPTION	PROPOSED TARIFF 2024/2025	PROPOSED TARIFF 2025/2026	
1	47(3)	Water (kℓ/day)	R 11 553.43	R 12 084.89	
		Sewer (kℓ/day)	R 23 997.55	R 25 101.44	
		Roads (Equivalent trips / peak hour)	R 19 261.02	R 20 147.03	
		Stormwater – Greenfields (C*m2)	R 180.03	R 188.31	
		Stormwater – Brownfields (C*m2)	R 502.40	R 525.51	
		Transport (Passenger trips / peak hour)	No Special Transport Zone	R 2 009.43	R 2 101.86
			Sandton Transport Zone	R 3 223.88	R 3 372.18
			Inner City Transport Zone	R 2 123.90	R 2 221.60
Rosebank Transport Zone	R 2 009.43		R 2 101.86		
	Sub-Transmission line	R 781.89	R 817.86		

		Electricity (kVA ADMD)	Primary Substation - HV	R 1 913.60	R 2 001.63
			Primary Substation - MV	R 1 913.60	R 2 001.63
			Switching Station	R 3 344.95	R 3 498.82
			MV Distributor Ring	R 4 440.68	R 4 644.95
			Low Voltage	R 5 577.31	R 5 833.87