

STATUTORY INSTRUMENT

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STATUTORY INSTRUMENT No. 12 of 2006

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THE BUILDING FEES ACT, 1973 (Act No.23 of 1973)

THE BUILDING FEES ORDER, 2006.

Short title.

In exercise of the powers conferred on him by section 2 of the Building Fees Act, 1973, the Minister of Lands, Country Planning and the Environment hereby makes the following Order:—

1. This Order shall be deemed to have come into operation on the 1st day of January, 2006. Commencement.
2. The fees payable for the service in relation to a building, hoarding or kiosk and the removal of sand for private use shall be in accordance with the fees set out in the Schedule. Fees for services rendered.
3. For the purposes of this Order, buildings are categorised as follows:— Categorisation of buildings.
 1. Category A — not exceeding two thousand square feet,
 2. Category B — each additional one thousand square feet or fraction thereof above two thousand square feet up to five thousand square feet;
 3. Category C — above five thousand square feet but not exceeding six thousand square feet;

4. Category D – each additional one thousand square feet or fraction thereof, above six thousand square feet.

Revocation
of S. 1. 87 of
1993.

4. The Building Fees Order, 1993 is hereby revoked.

SCHEDULE

TABLE I – RESIDENCIAL BUILDINGS

	New Development (Le)	Repair or Improvement (Le)	Renewal (Le)
Category A	50,000.00	25,000.00	20,000.00
Category B	10,000.00	5,000.00	2,000.00
Category C	100,000.00	40,000.00	30,000.00
Category D	50,000.00	30,000.00	20,000.00

Note:

These rates are based on an incremental scale and on the principle that the developer pays according to the size of the building; the minimum rate being Le50,000 for a floor area 0 – 200 square feet. A single room and parlour without toilets facility falls within this category. Bigger buildings pay higher building fees relative to the demand such buildings make on public services and utilities.

TABLE II – COMMERCIAL BUILDINGS

A. RETAILING

	New Development (Le)	Repair or Improvement		Renewal	
		(Le)	(Le)	(Le)	(Le)
Category A	160,000.00		120,000.00		100,000.00
Category B	30,000.00		20,000.00		15,000.00
Category C	260,000.00		160,000.00		130,000.00
Category D	110,000.00		70,000.00		50,000.00

B. OFFICES, HOTELS, RESTAURANTS, CLUBS

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	New Development	Repair or Improvement	Renewal
	(Le)	(Le)	(Le)
Category A	210,000.00	160,000.00	130,000.00
Category B	40,000.00	25,000.00	20,000.00
Category C	310,000.00	205,000.00	165,000.00
Category D	210,000.00	155,000.00	110,000.00

C. WAREHOUSE (WHOLESALE)

	New Development	Repair or Improvement	Renewal
	(Le)	(Le)	(Le)
Category A	260,000.00	210,000.00	160,000.00
Category B	45,000.00	35,000.00	30,000.00
Category C	360,000.00	305,000.00	255,000.00
Category D	260,000.00	200,000.00	160,000.00

D. INDUSTRIAL

	New Development	Repair or Improvement	Renewal
		(Le)	New Rate (Le)
Category A	550,000.00	410,000.00	310,000.00
Category B	120,000.00	90,000.00	70,000.00
Category C	1,100,000.00	620,000.00	510,000.00
Category D	550,000.00	360,000.00	260,000.00

TABLE VI - CONSTRUCTION HOARDINGS

New Development	Demolition	Repair or Improvement	Renewal
(Le)	(Le)		
50,000.00	20,000.00		

TABLE VII - KIOSKS

New Development	Repair or Improvement	Renewal
(Le)	(Le)	(Le)
75,000.00	30,000.00	20,000.00

TABLE VIII - GENERATOR HOUSES

New Development	Repair or Improvement	Renewal
(Le)	(Le)	(Le)
75,000.00	35,000.00	30,000.00

TABLE IX—BOUNDARY WALL

	New Development (Le)		Repair or Improvement (Le)		Renewal (Le)
Fencing up to two town lots.		25,000.00		10,000.00	15,000.00
Fencing above two town lots up to five town lots.		30,000.00	—	20,000.00	15,000.00
Fencing five town lots up to eight town lots		50,000.00		35,000.00	25,000.00
Fencing above eight town lots		75,000.00		50,000.00	35,000.00

TABLE X—REMOVAL OF SAND, ETC.

- I. Removal of sand
 - I. Vehicles up to eight tons Le2,000.00 per trip
 - II. Vehicles over eight tons Le3,000.00 per trip
2. Layout Permit Fees per town lot Le5,000.00 per town lot

Made this 23rd day of June, 2006.

DR. BOBSON SESAY,

Minister of Lands, Country Planning and the Environment.