Australian Capital Territory

Property Developers (Fees) Determination 2025

Disallowable Instrument DI2025-243

made under the

Property Developers Act 2024, s 121 (Determination of fees)

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1 Name of Instrument

This instrument is the *Property Developers (Fees) Determination 2025.*

2 Commencement

This instrument commences on 1 October 2025.

3 Definitions

In this instrument:

registered community housing provider—see the *Community Housing Providers National Law (ACT)*, section 4 (1).

Note: The *Community Housing Providers National Law (ACT) Act 2013*, s 7 applies the Community Housing Providers National Law set out in the *Community Housing Providers (Adoption of National Law) Act 2012* (NSW), appendix as if it were an ACT law called the *Community Housing Providers National Law (ACT)*.

4 Determination of fees

I determine the fee payable for the matter listed in column 3 of the schedule is the fee listed in the corresponding entry in column 4 of the schedule.

5 Payment of fees

A fee mentioned in the schedule is payable to the Territory by the individual for the matter to which the application relates.

Chris Steel MLA
Minister for Planning and Sustainable Development
27 August 2025

Schedule

(see s 4)

Column 1	Column 2	Column 3	Column 4	Column 5
Item number	**Relevant section for which a fee is payable**	**Description of matter for which a fee is payable**	**Fee payable GST exempt $ 1 October 2025-30 June 2026**	**Fee payable GST exempt $ 2026-27***
1.1	Section 11	Application fee for licence (initial licence) if the application is made online	**1,000.00**	*TBA*
1.2	Section 11	Application fee for licence (initial licence) if the application is made in person or via post or email	**1,043.60**	*TBA*
2.1	Section 13	Application fee for licence (renewal) if the application is made online	*N/A*	*1,000.00*
2.2	Section 13	Application fee for licence (renewal) if the application is made in person or via post or email	*N/A*	*1,043.60*
3.1	Section 20	Licence fee (7 years)	**1,000.00 per year****	*TBA*
3.2	Section 20	Licence fee (7 years) pay upfront	**7,000.00**	*TBA*
3.3	Section 20	For a registered community housing provider—developer licensing activity-based fee, associated with the *Property Developers Act 2024* An activity-based fee is payable, upon issue of a Building Approval for a regulated residential building, charged based on the number of regulated residential dwellings to be constructed.	N/A	*Nil per dwelling*
3.4	Section 20	For any other person—developer licensing activity-based fee, associated with the *Property Developers Act 2024* An activity-based fee is payable, upon issue of a Building Approval for a regulated residential building, charged based on the number of regulated residential dwellings to be constructed.	*N/A*	*500.00 per dwelling*
4.1	Section 22	Variation to remove or amend information made to a licence application (initial licence)	**500.00**	*TBA*

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		or licence renewal, after the application is made online		
4.2	Section 22	Variation to remove or amend information made to a licence application (initial licence) or licence renewal, after the application is made in person or via post or email	**543.60**	*TBA*

**Note 1: This is only an indication of fees applicable in 2026-27 and has been included here for information purposes only.*
Note 2: **Formula for non-standard licence term

(1) The fee payable for a licence issued for a period less than 7 years is the amount worked out in accordance with the following formula:

(F/84) x N

where:

F is the 7-year licence fee; and

N is the number of months, and part months, rounded up to the nearest number of whole months for which the licence is to be issued or renewed.

Example:

Anthony's licence is issued for a period of 2 years, 3 months, and 2 weeks. For the formula **N** is 28. This is because there are 24 months in a 2-year period and the 3 months and 2 weeks is rounded up to 4 months, making a total of 28 months.

Note: An example is part of the instrument, is not exhaustive and may extend, but does not limit, the meaning of the provision in which it appears (see Legislation Act, s 126 and s 132).

(2) Licence fees are rounded down to the nearest 10 cents after doing the above calculation.

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