Australian Capital Territory

Planning (Fees) Determination 2026 (No 2)

Disallowable instrument DI2026–249

made under the

Planning Act 2023, s 522 (Determination of fees)

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1 Name of Instrument

This instrument is the *Planning (Fees) Determination 2026 (No 2).*

2 Commencement

This instrument commences on the day after its notification day.

3 Determination of fees

I determine the fee payable for a matter listed in column 3 of the schedule to be the fee listed in the corresponding entry in column 5 of the schedule.

4 Payment of fees

A fee mentioned in the schedule is payable to the Territory by the person requesting the goods or services described in the schedule.

5 Waiver of fees in public interest

The Minister may waive a fee listed in the schedule, in full or in part, if the Minister reasonably believes that it is in the public interest to waive the fee.

6 Revocation

This instrument revokes the *Planning (Fees) Determination 2026* (DI2026-168).

Chris Steel MLA
Minister for Planning and Sustainable Development

18 November 2026

Schedule
(see s 3)

Column 1	Column 2	Column 3	Column 4	Column 5
Item number	**Relevant Section of the Act for which a fee is payable**	**Description of matter for which fee is payable**	**Fee Payable GST Exempt 2025-26 $**	**Fee Payable GST Exempt 20 November 2026-30 June 2027 $**
1.1	Section 57	Initial administrative charges for major plan amendments and supporting reports	*2,066.24*	**2,140.62**
1.2	Section 59	Final administrative charges for major territory plan amendments and supporting reports – after the report is finalised, the amendment warranted and before the public notification	*4,139.52*	**4,288.54**
1.3	Section 149B	Application for exempt development declaration for lease variation	*Nil*	**728.96**
		Application for a development proposal lodged under section 166 for a significant development supported by an EIS:		
2.1	Section 166	(a) Matters specified in Schedule 1, Part 1.2 of the *Planning (General) Regulation 2023*, Column 1, Items 1 to 15. and/or (b) Matters specified in Schedule 1, Part 1.2	*44,555.88*	**46,159.89**
2.2	Section 166	(i) Column 1, Items 16 to 21	*16,745.84*	**17,348.69**
2.3	Section 166	(ii) Column 1, Items 22 to 25	*3,351.49*	**3,472.14**
2.4	Section 166	(c) An applications with no specific trigger in Schedule 1, Part 1.2 of the *Planning (General) Regulation 2023*	*3,351.49*	**3,472.14**
		Applications for development approval in relation to use for otherwise prohibited development:		
3.1	Section 166	(a) The base amount specified opposite in Column (4) Plus	*3,493.40*	**3,619.16**

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	Section 166	(b) An amount determined in accordance with the cost of works based on the following scale:		
3.2		Cost of work is $0 to $1,500	*141.91*	**147.02**
3.3		Cost of work is $1,501 to $5,000	*141.91* *(plus 0.778% of the amount in excess of 1,500)*	**147.02** **(plus 0.806% of the amount in excess of 1,500)**
3.4		Cost of work is $5,001 to $20,000	*172.41* *(plus 0.778% of the amount in excess of 5,000)*	**178.62** **(plus 0.806% of the amount in excess of 5,000)**
3.5		Cost of work is $20,001 to $100,000	*296.68* *(plus 0.565% of the amount in excess of 20,000)*	**307.36** **(plus 0.585% of the amount in excess of 20,000)**
3.6		Cost of work is $100,001 to $150,000	*778.67* *(plus 0.565% of the amount in excess of 100,000)*	**806.70** **(plus 0.585% of the amount in excess of 100,000)**
3.7		Cost of work is $150,001 to $250,000	*1,082.39* *(plus 0.565% of the amount in excess of 150,000)*	**1,121.36** **(plus 0.585% of the amount in excess of 150,000)**
3.8		Cost of work is $250,001 to $500,000	*1,686.29* *(plus 0.423% of the amount in excess of 250,000)*	**1,747.00** **(plus 0.438% of the amount in excess of 250,000)**
3.9			*2,820.27*	**2,921.80**

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		Cost of work is $500,001 to $1,000,000	*(plus 0.423% of the amount in excess of 500,000)*	**(plus 0.438% of the amount in excess of 500,000)**
3.10		Cost of work is $1,000,001 to $10,000,000	*5,952.50* *(plus 0.280% of the amount in excess of 1,000,000)*	**6,166.79** **(plus 0.290% of the amount in excess of 1,000,000)**
3.11		Cost of work is more than $10,000,001	*33,012.06* *(plus 0.166% of the amount in excess of 10,000,000)*	**34,200.49** **(plus 0.172% of the amount in excess of 10,000,000)**
4.1	Section 166, 168	Degazettal of roads associated with a development application	*1,822.33*	**1,887.93**
5.1	Section 166, 168	Subdivision design application approval - involving the gazettal of new roads	*1,372.03*	**1,421.42**
5.2		Plus per block	*77.41*	**80.20**
6.1	Section 166, 168	Subdivision design application approval - not involving the gazettal of new roads	*783.35*	**811.55**
6.2		Plus per block	*62.19*	**64.43**
7.1	Section 205	Amendments to approved subdivision design applications	*1,372.03*	**1,421.42**
7.2		Plus per block affected by the amendment	*77.41*	**80.20**
8.1	Section 166	Application for development – in addition to building costs calculated, where the works to be approved include an encroachment	*3,486.41*	**3,611.92**
9.1	Section 166	Where the cost of work is calculated in accordance with the building Cost Guide (calculating the cost of work)	*141.91*	**147.02**
9.2		Application for development where the cost of the work is $0 –$1,500	*Nil*	**Nil**
9.3			*141.91*	**147.02**

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		Application for development where the cost of the work is $1,501 to $5,000	*(plus 0.778% of the amount in excess of 1,500)*	**(plus 0.806% of the amount in excess of 1,500)**
9.4		Application for development where the cost of the work is $5,001 to $20,000	*172.41*	**178.62**
			(plus 0.778% of the amount in excess of 5,000)	**(plus 0.806% of the amount in excess of 5,000)**
9.5		Application for development where the cost of the work is $20,001 to $100,000	*296.68*	**307.36**
			(plus 0.565% of the amount in excess of 20,000)	**(plus 0.585% of the amount in excess of 20,000)**
9.6		Application for development where the cost of the work is $100,001 to $150,000	*778.67*	**806.70**
			(plus 0.565% of the amount in excess of 100,000)	**(plus 0.585% of the amount in excess of 100,000)**
9.7		Application for development where the cost of the work is $150,001 to $250,000	*1,082.39*	**1,121.36**
			(plus 0.565% of the amount in excess of 150,000)	**(plus 0.585% of the amount in excess of 150,000)**
9.8		Application for development where the cost of the work is $250,001 to $500,000	*1,686.29*	**1,747.00**
			(plus 0.423% of the amount in excess of250,000)	**(plus 0.438% of the amount in excess of250,000)**
9.9		Application for development where the cost of the work is $500,001 to $1,000,000	*2,820.27*	**2,921.80**

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			(plus 0.423% of the amount in excess of 500,000)	**(plus 0.438% of the amount in excess of 500,000)**
9.10		Application for development where the cost of the work is $1,000,001 to $10,000,000	*5,952.50*	**6,166.79**
			(plus 0.280% of the amount in excess of 1,000,000)	**(plus 0.290% of the amount in excess of 1,000,000)**
9.11		Application for development where the cost of the work is more than $10,000,000	*33,012.06*	**34,200.49**
			(plus 0.166% of the amount in excess of 10,000,000)	**(plus 0.172% of the amount in excess of 10,000,000)**
		Application for Refund Where the development application is withdrawn prior to assessment or public notification - a full refund is payable less an administrative fee to cover processing If the development application is withdrawn after assessment or public notification has begun - the refund will be 50% of the fees paid for the components which are being processed AND - full refund of fees for the components for which assessment has not commenced		
10.1	Section 166	Use of land for a home business within the meaning of the Territory Plan for approval to carry out a home business for 1 year	*1,278.21*	**1,324.23**
10.2		Plus for each additional year up to 4 years	*77.41*	**80.20**

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11.1	Section 166	Variation of a Unit Title Lease to vary a lease by a single application which affects more than one unit in the same Units Plan, for one unit	*2,637.38*	**2,732.33**
11.2		Plus for each additional unit	*535.90*	**555.19**
12.1	Section 166	Application for development – Lease Variation, consolidation, subdivision	*2,637.38*	**2,732.33**
12.2		Plus for each additional component	*349.44*	**362.02**
13.1	Section 166	Application for development – vary area in a lease – to reduce the area of the land comprised in the lease, in accordance with lease conditions	*Nil*	**Nil**
14.1	Section 166	Subdivision/ consolidation, for a grant of a new rural lease associated with an application for the purpose of effecting a consolidation of Territory Land	*Nil*	**Nil**
15.1	Section 166	Subdivision/consolidation, for other leases, for the grant of a new lease for the purpose of effecting a subdivision or consolidation of Territory Land	*Nil*	**Nil**
15.2		Plus for each additional component	*Nil*	**Nil**
16.1	Section 166	Mining activities to carry out mining activities	*7,815.88*	**8,097.25**
17.1	Section 198	Application for reconsideration of an original decision	*398.73*	**413.08**
17.2	Section 165	Provision of pre-application advice on development proposals	*398.73*	**413.08**
18.1	Section 165	A pre-lodgement meeting at which pre-application advice is provided	*Nil*	**Nil**
18.2		In all other cases	*1,508.07*	**1,562.36**
	Section 167	Further information in relation to a development application is required		
19.1		Supplementary information required	*Nil*	**Nil**
19.2		Major deficiency in application	*Nil*	**Nil**
	Section 168	Amending development applications (does not include subdivision design applications):		

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		the applicable public notification fee plus the following fee:		
20.1	Section 168	Application lodged which did not trigger a significant application Single residential and development proposals on individual residential units within a unit complex (for first amendment)	*369.41*	**382.71**
		All other amendments:		
20.2	Section 205	First five amendments	***920.67***	**953.81**
20.3	Section 205	PLUS for each additional amendment	***116.08***	**120.26**
		Application lodged as a significant development application :		
20.4	Section 205	First five amendments	***3,349.18***	**3,469.75**
20.5	Section 205	Plus for each additional amendment	***116.08***	**120.26**
21.1	Section 170	Referral of a development application to a prescribed entity	***Nil***	**Nil**
22.1	Section 175	Provide public notification for all developments other than significant development	***358.86***	**371.78**
	Section 175	Provide public notification for significant developments		
23.1		For one sign	***1,449.44***	**1,501.62**
23.2		For each additional small size sign	***233.36***	**241.76**
23.3		For each additional large size sign	***364.72***	**377.85**
		Notice of 'Confirmation of Development Approval Exemption' to existing construction. Retrieval of file and filing of notice		
23.4		Per individual notice	***27.01***	**27.98**
24.1	Section 138	Application for Environmental Significance Opinion	***752.85***	**779.95**
25.1	Section 166	Applications where an Environmental Significance Opinion (ESO) is provided to support lodgement of a development application that is not a significant development	***1,510.44***	**1,564.82**

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	Section 183	Refunds – Development Applications – If the application is withdrawn prior to assessment or public notification of the DA a full refund is payable less an administrative fee to cover processing		
26.1		(a) Residential and Commercial – all fees in excess of:	***112.59***	**116.64**
27.1	Section 183	Refunds -Development Applications – If the application is withdrawn after assessment or public notification has begun the refund will be :-	*(b) 50% of the fees paid for the components which are being processed and*	**(b) 50% of the fees paid for the components which are being processed and**
27.2			*(c) full refund of fees for the components for which assessment has not commenced*	**(c) full refund of fees for the components for which assessment has not commenced**
28.1	Section 183	Refunds other than development applications and conveyancing enquiries – administrative charge.	*112.59*	**116.25**
29.1	Section 265 and 266	Refund of amount paid for a Direct Grant of a lease where the applicant does not meet the eligibility requirements	*Full refund less administrative fee of 109.84***	**Full refund less administrative fee of 113.41****
30.1	Section 266	Refund of application for a direct grant of a lease where the Agency responsible cannot find a suitable site	*50% refund of application fee paid*	**50% refund of application fee paid**

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31.1	Section 205	Application for the amendment of plans - Where an amendment has been requested by the Territory Planning Authority or the ACT Civil and Administrative Tribunal (ACAT) – Residential / Commercial	*Nil*	**Nil**
32.1	Section 109	Scoping Document preparation	*1,572.57*	**1,629.18**
32.2	Section 114	Public notification of EIS	*1,449.46*	**1,501.62**
33.1	Section 137	Recovery of inquiry panel costs	*Actual direct and indirect costs incurred in the conduct of an inquiry*	***Actual direct and indirect costs incurred in the conduct of an inquiry***
34.1	Section 263	Application for a direct grant of a lease for rural land	*3,534.45*	**3,661.69**
35.1	Section 263	Application for a direct grant of a lease for sites other than community or rural land	*14,135.47*	**14,644.35**
36.1	Section 293	Application for a direct grant of a lease for community groups for example, religious groups or clubs	*3,534.45*	**3,661.69**
37.1	Section 289	Application for a direct grant of a lease for rural land associated with an application under Section 289	*Nil*	**Nil**
38.1	Section 263	Application for a direct grant of lease for Territory, Territory Entity and Commonwealth Entity	*3,534.45*	**3,661.69**
39.1	Section 263	Authority's consent when the applicant is an agency of the ACT Government	*Nil*	**Nil**
39.2		Refund - Application for the direct grant of a lease: When the applicant does not meet the eligibility requirements	*full refund less administrative fee*	**full refund less administrative fee**
39.3		When the agency responsible cannot find a suitable site	*50% refund of application fee paid*	**50% refund of application fee paid**

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40.1	Section 289	Application for the grant of a further lease for a term not exceeding the term of the existing lease for residential purposes	*518.31*	**536.97**
40.2		Plus for every unit	*204.04*	**211.39**
41.1	Section 289	Application for the grant of a further lease for a term exceeding the term of the existing lease for residential purposes	*4,614.54*	**4,780.66**
41.2		Plus for every unit	*204.04*	**211.39**
42.1	Section 289	Application for the grant of a further lease for rural purposes	*518.31*	**536.97**
43.1	Section 289	Application for the grant of a further lease for a term not exceeding the term of the existing lease other than residential or rural purposes	*1,788.33*	**1,852.71**
43.2		Plus for every unit	*204.04*	**211.39**
44.1	Section 289	Application for the grant of a further lease for a term exceeding the term of the existing lease other than residential or rural purposes	*4,614.48*	**4,780.60**
45.1	Section 289	Application for the grant of a further lease for a term of 99 years where the current lease resulted from the subdivision or consolidation of a 99 year lease/s	*518.31*	**536.97**
46.1	Section 298	Deciding whether a lease is concessional or not	*1,732.39*	**1,794.76**
47.1	Sections 166 and 308	Varying concessional lease to remove concessional status	*3,351.49*	**3,472.14**
48.1	Section 335	Application for reconsideration of a Lease Variation Charge determination	*4,241.57*	**4,394.27**
49.1	Section 320	Land Rent payout for residential applications seekingto use the current UVC	*1,960.69*	**2,031.27**
50.1	Section 320	Land Rent payout for residential applications seeking to use the current UVCand a solicitor as the applicant	*1,232.48*	**1,276.85**
51.1	Section 320	Land Rent Payout – Other/ providing an independent valuation	*2,637.38*	**2,732.33**

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52.1	Section 368	Issue of Certificate of Compliance – single residential (including dual occupancy and individual units within a staged unit development)	*76.23*	**78.97**
53.1	Section 368	Issue of Certificate of Compliance other than single residential	*270.90*	**280.65**
54.1	Section 371	Consent to transfer or assign a lease or an interest in a lease	*525.35*	**544.26**
55.1	Section 284	Consent to sublease all or part of the land contained in a lease	*525.35*	**544.26**
56.1	Section 372	Consent first transfer from the developer	*Nil*	**Nil**
57.1	Section 372	Consent first transfer when applicant is an agency of the ACT Government	*Nil*	**Nil**
58.1	Section 374	Extension of time for meeting lease covenants for each 3 months or part thereof (for periods prior to 31 March 2008) *Note:* For the period of extension post 31 March 2008, the calculation of this fee is based on the formula in the Planning (General) Regulation 2023	*180.59*	**187.09**
59.1	Section 374	Extension of time to Crown Lease Building and Development provision fee for the period of extension prior to 31 March 2008 for each three month period or part thereof per provision *Note:* For the period of extension post 31 March 2008, the calculation of this fee is based on the formula in the *Planning (General) Regulation 2023*	*180.59*	**187.09**
	Extension of Time Application Processing Fee			
60.1		Single residential crown leases	*344.77*	**357.18**
60.2		Other crown leases If the fee determined for the period of extension is greater than application fee, the application fee will be deducted from the EOT fee determination	*620.35*	**642.69**

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	Extension of time application processing fee (claims hardship under section 374 (4) of the *Planning Act 2023*)			
61.1		Single residential crown leases	*415.14*	**430.09**
61.2		Other crown leases	*689.53*	**714.35**
62.1	Section 377	Licence to occupy or use unleased land - short term commercial use for restricted clientele (i) application fee	*59.82*	**61.97**
63.1	Section 377	Licence to occupy or use unleased land - short term commercial use for restricted clientele (ii) part day	*103.18*	**106.89**
64.1	Section 377	Licence to occupy or use unleased land - short term commercial use for restricted clientele (iii) whole day	*148.96*	**154.32**
65.1	Section 377	Licence to occupy or use a nature strip – (a) works associated with development of nature strip	*Nil*	**Nil**
66.1	Section 377	Licence to occupy or use a nature strip - (b) storage of building materials (established residential only)	*59.82*	**61.97**
66.2		Plus for every week or part thereof for the duration of the use	*53.95*	**55.89**
67.1	Section 377	Licence to occupy or use a nature strip for business promotion (for example, private enterprise land development advertisement)	*59.82*	**61.97**
67.2		Plus for every week or part thereof for the duration of the use	*53.95*	**55.89**
68.1	Section 377	Licence to occupy or use a nature strip plus surcharge for period of use per week	*59.82*	**61.97**
68.2		Plus for every week or part thereof for the duration of the use	*53.95*	**55.89**
69.1	Section 377	Grant of a licence to occupy or use unleased land for community groups for example, religious groups or clubs	*1,882.15*	**1,949.91**
70.1	Section 377	Licence to occupy or use unleased land for other purposes (except for grazing and community gardens)	*3,907.35*	**4,048.01**

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71.1	Section 377	Licence to occupy or use unleased land when the land is used for grazing stock	*Nil*	**Nil**
72.1	Section 377	Licence to use a room in the Legislative Assembly Building (i) charity or community groups	*Nil*	**Nil**
73.1	Section 377	Grant of a licence to use a room in the Legislative Assembly Building (ii) commercial or other groups	*Nil*	**Nil**
74.1	Section 377	Grant of a licence to use unleased land to locate secure storage waste enclosures	*Nil*	**Nil**
75.1	Section 377	Licence to use or occupy unleased land when the land is used for community gardens as defined in the regulations	*Nil*	**Nil**
76.1	Section 377	Application to vary an existing licence to occupy or use unleased land – for groups other than grazing and community organisations	*1,960.69*	**2,031.27**
	Section 424	Application for controlled activity order.		
77.1		Residential Zone 1	*212.28*	**219.92**
77.2		Residential Zone 2	*282.63*	**292.80**
77.3		Residential Zone 3	*423.36*	**438.60**
77.4		Residential Zone 4	*566.40*	**586.79**
77.5		Residential Zone 5	*707.12*	**732.58**
77.6		All Other Zones	*494.86*	**512.67**
78.1	*Planning (Exempt Development) Regulation 2023*, Schedule 1, Part 1.3A	Application for exemption declaration	*703.63*	**728.96**

Note: The figures in column 4 are for comparison purposes only.