

# PLUMBING AND DRAINAGE FEES 2024-25



*Dedicated to a better Brisbane*

DEVELOPMENT SERVICES



This fees and charges brochure will help you determine which Brisbane City Council plumbing and drainage fees will apply to your application. These fees apply to plumbing and drainage applications, sourcing copies of existing drainage plans or certificates, requests for plumbing inspections and matters under the *Plumbing and Drainage Act 2018*, *Plumbing and Drainage Regulation 2019* and the *Planning Act 2016*.

## Getting started

If you need help preparing your application, or you are unsure whether your proposal will meet the requirements of the relevant legislation, you can discuss your application with officers from Brisbane City Council's Plumbing Services by calling Council on 3403 8888. You can also visit [brisbane.qld.gov.au](https://brisbane.qld.gov.au) and search 'plumbing and drainage'.

For business enquiries on what to include in your application, which application fees to pay and how the assessment process works, call Council's Business Hotline 133 BNE (133 263). It is available 24 hours a day, 7 days a week.

## Types of fees

You will need to pay a fee when lodging a plumbing and drainage application. This includes applications and assessments for permit work, inspections and referral agency advice requests.

## Permit application fees

A permit application fee is charged for all requests for assessment that require a permit to be issued. A discount is applied to this fee for applications that are lodged through Council's online lodgement portal, where available.

## Assessment fees

An assessment fee is charged for all requests for assessment that require a permit to be issued. Fees for assessment of hydraulic plans include a flat base charge, plus a charge for each proposed plumbing fixture, capped point or sub-water meter (depending on the nature of the project) and for each testable backflow prevention device. When lodging online, the application and assessment fees are payable upon lodgement unless they exceed \$20,000. Where application and assessment fees exceed \$20,000, payment is required after lodgement and must be made in order for assessment to commence.

Applications that also involve the assessment of an onsite sewage facility, greywater treatment system or plumbing performance solution will incur an additional fee for each additional assessment element.

## Inspection fees

For single dwelling houses and various types of other work where Council is not assessing hydraulic plans, the inspection fee is paid together with the permit application and assessment fees upon lodgement. This fee covers a set number of inspections during construction and the issuing of the final inspection certificate. Additional fees are required if further inspections are necessary. The number of inspections included with the fee is provided in the tables below, where applicable.

Where Council is assessing hydraulic plans, the applicable inspection fee is calculated and indicated on the approved plans. This fee is payable prior to the first inspection and covers all inspections required during construction. Inspection fees are recalculated each financial year until paid.

If Council issues a notice for non-compliant work identified during an inspection, a fee will be charged, and no further inspections will be carried out until payment has been received and rectification works completed.

Council also offers outside business hours inspections, priority inspections and extended inspections on request, subject to availability. Additional fees apply per inspection for these services.

## Fast-track permit work

Applications for fast-track permit work are available for new class 1a dwelling houses or secondary dwellings and/or associated class 10a detached buildings that have their own direct and separate connection to Urban Utilities' sewer and water infrastructure and will not require trade waste approval. The fast-track option is not applicable when the dwelling is connecting to an onsite sewage facility, combined sanitary drain or private estate services. The fast-track option is also not applicable for secondary dwellings or detached class 10a buildings that are connecting to Urban Utilities' water and sewer infrastructure via existing services for the main dwelling.

For more information about the fast-track process, visit [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and search 'Fast-track Permit Work', or call Council on 3403 8888.



## Online lodgement

Council offers an online lodgement portal where applicants can enter their application details, attach plans and documents, and pay the relevant fee. Council recommends all plumbing applications be submitted online, as it is the fastest, cheapest and easiest way to lodge your application. An additional scanning, preparation and storage fee is applied to hard copy applications requiring plans where an online lodgement option is available.

## Discounts and concessions

### Virtual plumbing inspections

A discount of 50% of the inspection fee paid at lodgement for plumbing and drainage for a new single class 1a dwelling house, secondary dwelling, and/or associated class 10a building will be allowed for applications where 2 or more inspections are conducted virtually. Failed inspections do not count towards the discount.

### Religious or charitable, community and not-for-profit organisations

A concession of 50% of the application and assessment fees shall be allowed for applications relating to single class 1a or class 10a buildings received on behalf of organisations qualifying for Type 1 Religious or Charitable, Type 2 Essential Welfare or Community Service, or Type 3 Not-for-profit Community concessions in accordance with Council's current *Schedule of Fees and Charges* downloadable at [brisbane.qld.gov.au](http://brisbane.qld.gov.au)

Proposals involving subdivision, retirement facility, or commercial purposes (including shop, office, food and drink outlet, childcare facility) will not be eligible for a concession.

## Payment of fees and charges

Fees and charges are required to be paid in full prior to Council actioning your application or request. Some Council online lodgement forms require payment at the time of lodgement, with other online forms collecting relevant fee information that Council will use to determine and issue a fee quote with payment options.

A surcharge may apply for credit and debit card fee payments. For more information about payment surcharges, visit [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and search 'credit and debit card surcharge'.

## Plumbing and drainage fees

Class 1a and 10a - Single dwelling house (including secondary dwellings and associated class 10a buildings)

SEWERED		
New class 1a dwelling house/secondary dwelling and class 10a buildings		
Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Assessment fee	Each application	\$137
Inspection fee	Each application (up to 5 inspections, including late cancellations)	\$1,090
Fast-track permit application for new class 1a dwelling houses		
Note: Proposals <u>must</u> meet the fast-track criteria. Details of the fast-track eligibility criteria are available on Council's website.		
Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Inspection fee	Each application (up to 5 inspections including cancellations)	\$1,090
Additions/alterations to plumbing and drainage for existing class 1a dwelling house/secondary dwelling and class 10a buildings		
Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Assessment fee	Each application	\$137
Inspection fee	Each application (up to 3 inspections, including late cancellations)	\$626
ONSITE SEWAGE FACILITIES AND GREYWATER FACILITIES		
New dwelling house/secondary dwelling/class 10a building plus new facility		
Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Assessment fee	Each application	\$137
Onsite sewage facility/greywater facility assessment fee	Each application	\$274
Inspection fee	Each application (up to 5 inspections, including late cancellations)	\$1,090

### New dwelling house/secondary dwelling/class 10a building connecting to an existing facility

If there is an increase in bedrooms above what previously existed, and Council has not indicated in a response to a referral agency advice request that the existing facility is sufficient, the fees and application requirements are the same as those for a new dwelling with a new facility as listed above.

If Council's response to a referral agency advice request indicates the existing facility is sufficient, the fees and application requirements are the same as those for a sewerer new dwelling as listed in the *New class 1a dwelling house/secondary dwelling and class 10a buildings* section on page 3.

### Additions/alterations to plumbing and drainage for existing class 1a dwelling house/secondary dwelling and class 10a buildings plus new facility

Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Assessment fee	Each application	\$137
Onsite sewage facility assessment fee	Each application	\$274
Inspection fee	Each application (up to 3 inspections, including late cancellations)	\$626

### Additions/alterations to plumbing and drainage for existing class 1a dwelling house/secondary dwelling and class 10a buildings not requiring or involving a facility

If there is an increase in bedrooms above what previously existed, and Council has not indicated in a response to a Referral agency advice request that the existing facility is sufficient, the fees and application requirements are the same as for alterations/additions with a new facility as listed above. If Council's response to a Referral agency advice request indicates the existing facility is sufficient, the fees and application requirements are the same as those for sewerer additions/alterations as listed in the *Additions/alterations to plumbing and drainage for existing class 1a dwelling house/secondary dwelling and class 10a buildings* on page 3.

### Relocation of trenches/replacement of treatment plant or septic tank only/installation of new facility at an existing premises

Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Onsite sewage facility assessment fee	Each application	\$274
Inspection fee	Each application (up to 2 inspections, including late cancellations)	\$544

### REQUEST FOR REFERRAL AGENCY RESPONSE FOR ONSITE WASTEWATER MANAGEMENT

- adding one or more bedrooms to a class 1a building with an onsite wastewater management system

Request for referral agency advice	Each application	\$513
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## Class 1b, 2 to 9 - All other classes of buildings (except single dwelling house)

### Assessment of hydraulic plans

Note: Applications to amend a permit involving changes to approved hydraulic plans are charged the same as the below. In these cases, the fixture and backflow fees are charged per additional fixture or device when compared to the number on the previously approved plans.

Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Assessment fee	Each application	\$235

Each fixture, capped point or sub-water meter	In addition to permit application and assessment fees	\$27
Each testable backflow prevention device	In addition to permit application and assessment fees	\$76

### Express assessment options

Note: Only available for applications submitted under the *Plumbing and Drainage Act 2018*. Not available for applications to amend a permit or in cases where there are more than 250 fixtures, capped points or sub-water meters.

Plans with fewer than 10 fixtures/capped points/sub-water meters where no development application is required Three business days assessment if all information is provided at lodgement	In addition to permit application and assessment fees	\$291
Plans with up to and including 50 fixtures/capped points/sub-water meters Five business days assessment if all information is provided at lodgement	In addition to permit application and assessment fees	\$580
Plans with more than 50 fixtures/capped points/sub-water meters and up to and including 250 fixtures/capped points/sub-water meters Five business days assessment if all information is provided at lodgement	In addition to permit application and assessment fees	\$1,340

### Inspections

Inspection fees	Each application	\$90
	PLUS each fixture, capped fixture, capped point or sub-water meter	\$59
	Minimum fee	\$329
Inspection of common drainage and water or fire services	Per metre	\$6.00
	Minimum fee	\$329

### Onsite sewage facilities

Note: Commercial premises accommodating 21 or more equivalent persons must obtain the appropriate Queensland Government approval.

Onsite sewage facility assessment fee (in addition to the permit application and hydraulic assessment fees listed above)	Each application	\$274
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### Greywater installation

Note: Greywater fees are charged in addition to plumbing assessment and inspection fees.

Assessment fee	Each application	\$600
Inspection fee	Each application	\$600

### Staging a previously submitted application

Note: Requests to break up an existing application into multiple stages are limited to a maximum of one request to stage an application into 2 parts.

Request to stage a previously lodged application	Each stage	\$817
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### Performance solution

Assessment of performance-based or alternate solution	Each solution	\$548
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## Drainage and other works applications

### Minor commercial (all building classes except class 1a/10a dwelling house, up to 4 fixtures, not involving in-ground drainage or trade waste)

Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Inspection fee	Each application (up to 4 inspections, including late cancellations)	\$777

### Other work

Permit application fee (each application)	Online lodgement	\$137
	Hard copy lodgement	\$215
Inspection of plumbing and drainage work e.g. seal-off, reconnection, drain repair	Each application (one inspection, including late cancellations)	\$274
Inspection of pre-fabricated units (pods) prior to installation (maximum 4 units per application)	Each application (one inspection, including late cancellations)	\$311

## Other inspections and related charges - all classes

Additional inspection of permit work, including additional inspection to issue final inspection certificate	Each inspection	\$274
Outside business hours inspection, based on availability	Each inspection	\$548
Priority inspection (same or following working day), based on availability	Each inspection	\$548
Extended inspection (up to 3 hours and 15 minutes), based on availability	Each inspection	\$685
Issue action notice for defective or incomplete plumbing and drainage work	Each notice	\$137

## Scanning fee - hard copy lodgement of permit applications

Additional fee for scanning, file preparation and file storage of plumbing applications requiring plans, lodged in hard copy form when an online option is available	Each application	\$315
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## Permit extension fee

Application to extend the duration of a permit for up to 2 years	Each application	\$274
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## Backflow prevention devices

Testable devices must be registered with Council and tested annually by a licensed plumber. Council is required to maintain a register of all testable backflow prevention devices.

Annual fee	Each device	\$76
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## Drainage plans

View existing drainage plans (in person and/or virtually)	Each request	\$138
Copy of existing drainage plan or certificate for a dwelling house	Each request	\$53
Copy of as constructed hydraulic plan for development other than a dwelling house	Each plan	\$137

## Further information

For more information about plumbing and drainage assessment, inspection and compliance fees, visit [brisbane.qld.gov.au](https://brisbane.qld.gov.au) and search 'plumbing and drainage'. Alternatively, call Council on 3403 8888 or 133 BNE (133 263) for business enquiries.

**Disclaimer: The content of this fees and charges brochure is a summary only and has been prepared to assist the reader to understand Development Services' plumbing and drainage fees and charges. Please refer to the current Brisbane City Council Schedule of Fees and Charges on Council's website [brisbane.qld.gov.au](https://brisbane.qld.gov.au) for further details.**

Development Services may, from time-to-time, update this fee brochure part way through a financial year to provide the most up-to-date information for our customers. To ensure you are viewing the latest Plumbing and Drainage fee brochure, we recommend you regularly access this brochure via Council's website.






**Brisbane City Council**  
GPO Box 1434, Brisbane Qld 4001

Every effort is made to ensure that  
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