

PLUMBING AND DRAINAGE FEES 2025-26



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 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.

Application and assessment fees

An application and assessment fee is charged for all permit applications. This includes the lodgement of the permit application and a base assessment fee, which differs depending on the nature of the proposed work.

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, where the application and assessment fees exceed \$20,000, payment is required after lodgement and must be made in order for assessment to commence.

Applications which also involve the assessment of an onsite sewage facility, greywater treatment system or plumbing performance solution will also incur an additional assessment fee for each additional 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 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 and search 'plumbing permit applications', or call Council on 3403 8888.

Online lodgement

Council offers an online lodgement portal where you can enter your application details, upload plans and documents and pay the relevant fees for your application. Council recommends all plumbing applications be lodged online, as it is the fastest, cheapest and easiest way to lodge your application.

Additional fees apply for applications not lodged online when an online lodgement option is available. All applications not lodged via the online lodgement portal incur an additional base charge, plus hardcopy applications requiring plans also incur an additional charge for document scanning, preparation and storage.

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

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 and search 'credit and debit card surcharge'.



Plumbing and drainage fees

Note: Fees displayed for each application type are for online lodgement. Additional fees apply for non-online lodgement and hardcopy lodgement (see page 6).

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 (including fast-track applications)		
Application and assessment fee	Each application	\$286
Inspection fee	Each application (up to 5 inspections, including late cancellations)	\$1,233
Additions/alterations to plumbing and drainage for existing class 1a dwelling house/secondary dwelling and class 10a buildings		
Application and assessment fee	Each application	\$286
Inspection fee	Each application (up to 3 inspections, including late cancellations)	\$651
ONSITE SEWAGE FACILITIES AND GREYWATER FACILITIES		
New dwelling house/secondary dwelling/class 10a building plus new facility		
Application and assessment fee	Each application	\$286
Onsite sewage facility/greywater facility assessment fee	Each application	\$286
Inspection fee	Each application (up to 5 inspections, including late cancellations)	\$1,233
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 sewerred new dwelling as listed in the <i>New class 1a dwelling house/secondary dwelling and class 10a buildings</i> section.		
Additions/alterations to plumbing and drainage for existing class 1a dwelling house/secondary dwelling and class 10a buildings plus new facility		
Application and assessment fee	Each application	\$286
Onsite sewage facility assessment fee	Each application	\$286
Inspection fee	Each application (up to 3 inspections, including late cancellations)	\$651

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

Application and assessment fee	Each application	\$143
Onsite sewage facility assessment fee	Each application	\$286
Inspection fee	Each application (up to 2 inspections, including late cancellations)	\$565

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 request	\$535
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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.

Application and assessment fee	Base fee	\$387
Plus	Each fixture, capped point or sub-water meter	\$28
Plus	Each testable backflow prevention device	\$79

Express assessment options

Note: 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 application and assessment fees	\$303
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 application and assessment fees	\$603
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 application and assessment fees	\$1,395

Inspections		
Inspection fee where approved works include fixtures (minimum fee \$342)	Base fee	\$94
	PLUS each fixture, capped fixture, capped point or sub-water meter	\$62
Inspection fee where approved works do not include fixtures e.g. common drainage, water and/or fire services (minimum fee \$360)	Per metre of pipework	\$8
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 application and assessment fees listed above)	Each application	\$286
Greywater installation		
Note: Greywater fees are charged in addition to plumbing assessment and inspection fees.		
Assessment fee	Each application	\$624
Inspection fee	Each application	\$624
Performance solution		
Assessment of performance-based or alternate solution	Each solution	\$572

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)		
Application and assessment fee	Each application	\$143
Inspection fee	Each application (up to 4 inspections, including late cancellations)	\$810
Other drainage work (e.g. seal-off, reconnection, drain repair)		
Application and assessment fee	Each application	\$143
Inspection fee	Each application (one inspection, including late cancellations)	\$286
Pre-fabricated units inspected in factory prior to installation (maximum 4 units per application)		
Application and assessment fee	Each application	\$143
Inspection fee	Each application (one inspection, including late cancellations)	\$323

Other inspections and related charges - all classes

Additional inspection of permit work, including additional inspection to issue final inspection certificate	Each inspection	\$286
Outside business hours inspection, based on availability	Each inspection	\$572
Priority inspection (same or following working day), based on availability	Each inspection	\$572
Extended inspection (up to 3 hours and 15 minutes), based on availability	Each inspection	\$715
Issue action notice for defective or incomplete plumbing and drainage work	Each notice	\$143

Additional fees for permit applications not lodged via online portal

Additional fee for manual loading of application	Each application not lodged via online portal where online lodgement is available	\$81
Additional fee for scanning, file preparation and file storage	Each application requiring plans lodged with hardcopy where online lodgement is available	\$328

Permit extension fee

Application to extend the duration of a permit for up to 2 years	Each application	\$286
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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	\$79
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Drainage plans

View existing drainage plans (in person and/or virtually)	Each request	\$143
Copy of existing drainage plan or certificate for a dwelling house	Each request	\$55
Copy of as-constructed hydraulic plan for development other than a dwelling house	Each plan	\$143

Further information

For more information about plumbing and drainage assessment, inspection and compliance fees, visit 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 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.



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Every effort is made to ensure that
information is correct at time of publishing

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