



MODIMOLLE-MOOKGOPHONG LOCAL MUNICIPALITY

DETERMINATION OF CHARGES IN TERMS OF SECTION 75 OF THE LOCAL GOVERNMENT MUNICIPAL SYSTEMS ACT, 2000, AS AMENDED

DRAFT TOWN-PLANNING AND BUILDING CONTROL RELATED APPLICATION FEES

In terms of section 75 of the Local Government: Municipal Systems Act, 2000, as amended, notice is hereby given that the Modimolle-Mookgophong Municipality in terms of section 75A of the said Act, amended the Tariff of Charges for all town-planning related applications with effect of 1st July 2026 by the following:		
Application in terms of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law, 2019, and Modimolle Mookgophong Land Use Scheme, 2023	2025/26 Financial Year	2026/27 Financial Year
SUBDIVISIONS		1 007
Subdivision of Erf/property into 5 or lesser portions in terms of Section 62 of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law, 2018.	2 532.44	2 626.14
Subdivision of erf/property into more than five portions in terms of 62 of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law, 2019 per additional portion	2 404.98 183.47	2 493.96 190.26
Amendment or Cancellation of Subdivision plan/diagram in terms of Section 65(1) of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law, 2019	1 011.01	1 048.42
Exemption of subdivision and/or consolidations certificate in terms of Section 66 (1) of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law,2019	2 077.88	2 154.77
CONSOLIDATION		
Consolidation of 5 or lesser Erven/property in terms of Section 68(1) of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law,2019	1 350.04	1 399.99
Application for Extension of lapsed consolidation validity periods in terms of Section 69(2) of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law, 2019	803.68	833.41
Consolidation of 6 or more Erven/property in terms of Section 68(1) of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law,2019	1 280.18	1 323.32
Per additional portion	192.65	199.78
Extension of lapsed land development applications and consents	766.14	794.48
SUBDIVISION AND CONSOLIDATION		
Simultaneous Subdivision and Consolidation in terms of Section 62 (2) and 68 (1) of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law,2019	3 600.23	3 721.56
Per additional portion	192.65	199.78
PERMANENT CLOSURE OF PUBLIC PLACES		
Permanent Closer of Public Place in terms of Section 70 of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law, 2019	1 948.94	2 021.05
AMENDMENT OF LAND USE SCHEME/REZONING		
Simultaneous Removal of Restrictive conditions and Rezoning in terms of Section 60 and 59 of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law,2019 including promulgation	12 096.99	12 544.58
Publication of removal of restrictive conditions of title and rezoning promulgation by the Municipality	4 838.80	5 017.83
Simultaneous Removal of Restrictive conditions and Rezoning in terms of Section 60 and 59 of the Modimolle-Mookgophong Local Municipality Land Use Management By-Law,2019 excluding promulgation	10 341.19	10 723.81
Publication of rezoning promulgation by the Municipality	3 801.91	3 942.58
Amendment of Land Use Scheme/Rezoning in terms of Section (59) (1) of Modimolle-Mookgophong Local Municipality Land Use By-Law,2019 Excluding promulgation	6 564.64	6 807.53
Amendment of Land Use Scheme/Rezoning in terms of Section (59) (1) of Modimolle-Mookgophong Local Municipality	7 071.03	7 332.66
TOWNSHIP ESTABLISHMENT		
Township establishment in terms of Section (53) (1) of Modimolle-Mookgophong Local Municipality Land Use By-Law,2019	11 351.83	11 771.85
Application for the extension of boundaries of approved township in terms of Section (53) of the Modimolle-Mookgophong Local Municipality Land Use By-Law,2019,	4 141.93	4 295.18

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Alterations or amendment of conditions and general plan of approved Township in terms Section 53 of the Modimolle-Mookgophong Local Municipality Land Use By-Law,2019.	3 313.52	3 436.12
Application for amendment of documents in terms of Section 53 of Modimolle-Mookgophong Local Municipality Land Use By-Law, 2019.	1 656.83	1 718.13
Township establishment notice of promulgation by the Municipality	6 221.31	6 451.50
Division or Phasing of township in terms of Section 54 of Modimolle-Mookgophong Local Municipality Land Use By-	2 603.45	2 699.77
REMOVAL OF RESTRICTIVE CONDITIONS		
Removal, Amendment or Suspension of a restrictive or obsolete condition, servitude or reservation registered against the Title deed of land in terms of Section 60 of the Modimolle-Mookgophong Local Municipality Land Use By-Law,2019.	3 471.45	3 599.89
Removal of title condition for transfer purposes	321.12	333.00
Search fee (Town and Building Control Archives)	188.90	195.89
CONSENT USE APPLICATION IN TERMS OF MODIMOLLE-MOOKGOPHONG LOCAL MUNICIPALITY LAND USE BY-LAW,2018, MOOKGOPHONG LAND USE SCHEME AND MODIMOLLE LAND USE SCHEME		
Application for consent use in terms of Section 71 of Modimolle-Mookgophong Local Municipality Land Use By-Law,2019	924.05	958.24
Telecommunication Mast	2 682.48	2 781.73
Temporary Consent Section 73(1) of Modimolle-Mookgophong Local Municipality Land Use By-Law,2018, and Clause	471.41	488.85
Consent Application Renewal	662.47	686.98
RELAXATION FEES IN TERMS OF MODIMOLLE MOOKGOPHONG LAND USE SCHEME		
Relaxation of Height, Coverage, FAR and Density	962.30	997.91
Building line relaxation (per one side)	844.06	875.29
Building line relaxation of other uses than residential (Note: only those permitted as per the municipal land Use Scheme)	2 532.44	2 626.14
Relaxation of parking requirements (limited to 10 bays or less)	14 115.22	14 637.49
Relaxation of parking requirements (limited to 11 to 20 bays)	30 534.63	31 664.41
Relaxation of parking requirements (limited to 21 to 30 bays)	48 396.23	50 186.89
Relaxation of Lines of no access	5 206.88	5 399.53
Approval of Site Development Plan	5 206.88	5 399.53
OTHER FEES		
Issuing of Zoning Certificate/Information pertaining zoning of the Property	117.74	122.10
SPLUMA Certificate/ Reg 38	349.81	362.75

Extension of validity period of approval	520.02	539.26
Re-issuing of any notice of approval of any application	86.99	90.21
Hard Copy of Spatial Development Framework,	86.99	90.21
Modimolle-Mookgophong Local Municipality Land Use By-Law, 2019.		
Modimolle-Mookgophong Land Use Scheme (Charged Separately)		
Provision of erf measurements with map by GIS section	79.08	82.01
Identification of Pegs	-	-
Encroachment on the Municipal Property/Area	3 110.66	3 225.75
APPEAL PROCESS		
Notice of appeal in terms of Section 132 of the Modimolle-Mookgophong Local Municipality Land Use By-Law, 2019.	8 633.79	8 953.24
Notice to oppose an appeal in terms of Section 132 of the Modimolle-Mookgophong Local Municipality Land Use By-Law, 2019.	8 633.79	8 953.24
Intervention by Interested Person/Intervener Status in terms of Section 133 of the Modimolle-Mookgophong Local Municipality Land Use By-Law, 2019.	5 891.04	6 109.01
BUILDING CONTROL		
Administration fee	661.14	685.60
Alteration or Amending Plans on approved plan	627.86	651.10
Alteration or Amending Plans on approved plan per square meter	10.94	11.35
Penalty on as- built plans excluding building plans plus submission fee per square meter	3 833.05	3 962.22
Per m ²	15.00	15.56
Amendment of site plan	661.14	685.60
Building plans submission fee per m ² (non-residential)	12.04	12.48
Building plans submission fee per m ² (Residential only)	10.94	11.35
Removal of special conditions from the title deed consent/ endorsement by the Municipality	321.12	333.00
Copy of plan: Sepia A	220.38	228.54
A1	151.12	156.71
Durester A0	220.38	228.54
A1	170.00	176.29
Paper A0	113.34	117.54
A1	75.55	78.35
A3	25.18	26.12
Demolition certificate	131.60	136.47
Occupation certificate	661.14	685.60
Plan renewal after registered	11.51	11.94
Re- inspection: Foundation, Drainage, occupation certificate and or any other	128.83	133.59
Re- roofing: 0 -50 square metres	505.65	524.36
51- 150 square meters	2 115.66	2 193.94
151 and/ or more	3 966.86	4 113.63
Swimming pool : Residential	11.56	11.95
: Business purpose		
Wall fee: 0-1 meter	396.69	411.37
1 meter-2 meter	661.14	685.60
UNLAWFUL BUILDING CONSTRUCTION FINES AND PENALTIES		
Building work without approved building plans (Per m²)	15.645	16.22
Occupy or use of building without an occupation certificate. (Per m²)	12.516	12.98
Building or occupation in contravention of a notice counted on each day from the date of the first notice. (Per day)	104.3	108.16
Refusal of entry of designated official of council to perform official duties	3650.5	3 785.57
Charges or penalties in relation to contravening of conditions of building plan approvals. (per m²)	31.29	32.45
Roof alteration without approval per m ² (Residential)	12.516	12.98
Roof alteration per m ² without approval (Non-Residential)	14.602	15.14
Failure to give notice of intension to erect or demolition of a building Structures and notice of inspections. A22. (Fixed Cost)	2086	2 163.18
Use of a building for the use other than the purpose shown on the approved plans. Regulation A25(2) (Per Month until compliance is met)	1564.5	1 622.39
Failure to safeguard demolition work. Regulation E1(3) (Fixed cost)	1668.8	1 730.55
Failure to comply with any provision of or any notice issued in terms of Regulation F11 Sanitary facilities. (Per Month until compliance is met)	1043	1 081.59
Penalty on as built plans	5 220	5 395.91
Per m ²	15	15.51
ILLEGAL LAND USE ACTIVITIES FINES AND PENALTIES		
Residential Use		

Building/area from 0m ² to 100 m ²	4176	4 330.51
For every increase of 50 m ² coverage	624	647.09
Business Use		-
For building/area from 0 m ² to 100 m ²	6264	6 495.77
For every increase of 50 m ² coverage	783	811.97
Industrial Use		-
For building/area from 0 m ² to 100 m ²	7308	7 578.40
For every increase of 50 m ² coverage	1044	1 082.63
Institutional Use		-
For building/area from 0 m ² to 100 m ²	5220	5 413.14
For every increase of 50 m ²	730	757.01
Agricultural Use		-
For building/area from 0m ² to 100m	5220	5 413.14
For every increase of 50 m ² coverage	835	865.90
Mining Use		-
For Building/area from 0 m ² to 100 m ²	10440	10 826.28
For every increase of 50 m ² coverage	1566	1 623.94
Any other use that the Municipality may determine as an illegal use of land		-
For building from 0m ² to 100 m ²	5220	5 413.14
For every increase of 50 m ² coverage	730	757.01
Continuation of illegal land use activity in contravention of a notice counted on each day from the date of the first notice. (R100 Per day)		

Note: Building plan is valid for 12 months after date of approval

Note: No Application will be processed unless payment of the above services has been paid to the municipality

Approved by council resolution number:

NOTE: All these Municipal tariffs are VAT exclusive.