

S.I. 36 of 2025

PHYSICAL PLANNING ACT, 2021

(Act 55 of 2021)

Physical Planning (Fees) Regulations, 2025

Arrangement of Regulations

1. Citation
2. Payment of fees
3. Exemptions
4. Repeal of S.I 92 of 2023

SCHEDULES

- A. Fees for Different Categories of Development Application**
- B. Fees for Different Categories of Development Application**
- C. Fees Applicable for Other Matters**

S.I. 36 of 2025**PHYSICAL PLANNING ACT, 2021***(Act 55 of 2021)***Physical Planning (Fees) Regulations, 2025**

In exercise of the powers conferred by section 82(2)(f) and (u) of the Physical Planning Act, 2021, the Minister of Lands and Housing makes the following Regulations —

Citation

1. These Regulations may be cited as the Physical Planning (Fees) Regulations, 2025.

Payment of fees

2. There shall be paid in respect of each application made to the Authority for planning permission under the Act a fee calculated in accordance with the Schedule to these regulations.

Exemptions

3. The following applicants or applications shall be exempted from payment of any fees under these regulations —

(a) a ministry, department, or division of government or a public body that operates under an appropriation act; and

(b) a development project that support the national strategic vision of the country in respect of but not limited to, energy efficiency, food security or infrastructure developments.

Repeal of S.I 92 of 2023

4. The Physical Planning (Fees) Regulations, 2023 is hereby repealed without prejudice to anything done thereunder.

SCHEDULE**A. FEES FOR DIFFERENT CATERGORIES OF DEVELOPMENT APPLICATION**

1.	Residential Accommodation		Fees (SR)
	(a)	Dwelling house not exceeding 125 square metres	SR500.00
	(b)	Dwelling unit in terraced, flatted or any other multiple form not exceeding 125 square metres	SR500.00
	(c)	Dwelling house or unit referred to in subparagraphs (a) and (b) exceeding 125 square metres but not exceeding 150 square metres	SR600.00
	(d)	Dwelling house or unit referred to in subparagraphs (a) and (b) exceeding 150 square metres but not exceeding 200 square metres	SR1200.00
	(e)	Dwelling house or unit referred to in subparagraphs (a) and (b) exceeding 200 square metres	SR2000.00
	(f)	Exceeding 300 square metres and above	SR3000
2.	Tourism Accommodation		
	(a)	Not exceeding 20 beds	SR500.00 Per Bed
	(b)	Exceeding 20 beds but not exceeding 60 beds	SR800.00 Per Bed
	(c)	Exceeding 60 beds but not exceeding 200 beds	SR1200.00 Per Bed
	(d)	Exceeding 200 beds but not exceeding 300 beds	SR1500.00 Per Bed
	(e)	Exceeding 300 beds	SR1800.00 Per Bed
	(f)	Staff accommodation other hotel amenities	SR50.00 per square metre

3.	Commercial/ Industrial Development		
	(a)	Offices, shops, factories, warehouses, wholesale centres, commercial storage, workshop, showroom, car wash, garages, mechanical workshops, commercial kiosks, customer service centres, water bottling, sale yards, hatchery, abattoirs, animal enclosures, green houses, farm houses, tanks, Fish processing, aquaculture, water plants, pump houses, power plant, electrical substations.	SR75.00 per square metre
	(b)	Restaurants, pubs, cafes, take-aways, bakery, butchery, bars, money changers, banks, pharmacies, health stations, clinics, hospitals, health consulting rooms veterinary hospitals, markets, funeral homes and parlours, dry cleaners, internet access facilities, post boxes, ATM's, hairdressers, barber shops, nail salons, spas, massage parlours, garden centres, florist, vehicle hire offices and vehicle sales offices, theatres, museums, exhibition centres, fuel depots, service stations, fuel stations, exhibition centres, media establishments/houses	SR75.00 per square metre
	(c)	Car park, ramps and adjoining areas	SR50 per bay
	(d)	Cinemas, casinos, betting halls, amusement centres, dance halls/discotheques and similar developments	SR150 per square metre
	(e)	Home businesses/cottage businesses	Fixed SR500.00
	(g)	Churches/Religious Assembly Halls, prayer rooms, corrective institutions, Educational Establishments, research stations, libraries, public administration buildings, community facilities-daycare centres, police stations, emergency service facilities, nursing homes, retirement centres, bus depots, bus shelter, Agricultural Developments	Fixed SR1000.00

4.	Agriculture	
	(a) Hatchery, Pens, sties and other animal enclosures, shade houses, water storage tanks on farm lands, aquaculture, infrastructure for container planting and coops, green houses, tanks, pump houses up to 250m ²	Exempt
	(b) Structures submitted for agricultural use above 250m ²	SR5 per square metre
	(c) Supporting farm structures (dismountable farm houses, workers quarters, abattoirs, hatchery, processing units, grading & packing facilities, cold store, sales outlet, kitchenette, farm office, toilet facilities, agro tourism kiosk, viewing platform, animal feed factory, warehouse, composting shed, cold store, livestock storage sheds amongst such other infrastructures	SR5 per square metre
5.	Airstrips/helipads and Marinas & ports including jetties & pontoons/ boat ramps/ slipways/ wharf/ floating pontoons, dry docks	SR10,000.00
6.	Amenity Roads and Other Forms of Access including drives and bridges	SR30.00 per linear metre
7.	Private Residential Roads	SR15.00 per linear metre
8.	Other Roads (community)	EXEMPT
9.	Community Building/Self help Projects	EXEMPT
10.	Quarries and other Mineral Working	SR20,000.00
11.	Reclamation	
	(a) Not exceeding 250 square metres	SR05.00 per sq metre
	(b) Exceeding 250 square metres	SR10.00 per sq metre
	(c) Exceeding 500 square metres	SR15.00 per sq metre

12.	Utilities/ Excavation works	Fixed SR5000.00
	(a) Telecom masts & other towers (tree like), ground stations	SR5000.00
	(b) Commercial satellite dish	SR2000.00
	(c) Phone booths/Kiosks	SR1000.00
	(d) STPs	EXEMPT
	(e) Storm water drains	EXEMPT
13.	Retaining Boundary walls	SR500.00
	Rock armoring, groynes, break water	SR1500.00

B. APPLICATIONS FOR CONCEPTUAL PERMISSION

1.	Residential Accommodation (All types)	SR75.00
2.	Tourist Accommodation(All types)	SR150.00 per bed
3.	Commercial and Industrial Development	SR10.00 per square metre
4.	Utilities/ Excavation (All types)	SR500.00
5.	Reclamation (All types)	SR2.00 per square metre
6.	Community and Self-Help Projects	EXEMPT
7.	Subdivision	SR50.00 per plot
8.	Change of Use (All types)	SR300.00
9.	Retaining & Boundary Walls, Swimming Pool, Accesses, bridges, others	SR150
10.	Pre-Planning requests	SR250.00
11.	Request of Copies and Scanning of Planning Documents per page	A4 – SR25 A3 – SR50 A2 – SR150 A1 – SR200 A0 – SR500

C. FEES APPLICABLE FOR OTHER MATTERS

1.	Subdivisions of land	Fees (SR)
	(a) Residential, not exceeding 3 plots	SR250.00 per plot
	(b) Residential, exceeding 3 plots	SR600.00 per plot
	(c) Agricultural purposes	SR200.00 per plot
	(d) Commercial, Tourism or Industrial purposes	SR1200.00 per plot
2.	Change of Use	
	(a) To residential	As per Table A.1 As amended
	(b) To tourism	As per Table A.2 As amended
	(c) To Commercial or Industrial	As per Table A.3 As amended
	(d) Money Changer	SR1000.00
	(e) For any other purpose	SR1000.00
	(f) Use class variance fee	SR500.00
3.	Miscellaneous Minor Developments	
	(a) Retaining wall not exceeding 1.5 metres in height	SR 500.00
	(b) Extension to house or unit referred to in A.1 (a) to (f) not exceeding 1/6 of the floor area of the existing house or unit and not exceeding 40 square metres	SR500.00
	(c) Any other minor developments (carport, laundry etc.)	SR500.00
4.	CONTAINER	SR750.00 Per Container
5.	Advertisement Application	SR1000.00
OTHERS		
6.	Store	
	(a) Residential	SR250.00
	(b) Commercial	SR1000.00
7.	Swimming Pool	
	Private	SR500.00
	Commercial	SR1000.00

8.	Re-roofing	
	(a) Residential	SR250.00
	(b) Commercial	SR600.00
9.	Temporary Workers Accommodation	SR25.00 per square metre
	Permanent Workers Accommodation	SR50.00 per square metre
10.	Retrospective Application (All Categories)	10 times the normal application fees
11.	Substitution after Approval has been granted (Residential, Commercial and Industrial)	Repay 50% of applicable fees
12.	Renewals (Only Residential Development)	
	(a) Between 3 to 5 years	Charge for processing fee only (RS250.00)
	(b) Above 5 years	Submit fresh plans/application normal fee apply
13.	Renewal (Commercial/Industrial/Tourism/ Agriculture)	Half of original price paid
	(a) Above 5 years	Submit fresh plans/application
	(b) Re-Instatement of plans	Half original planning fees paid
14.	Appeals	
	(a) All Private Residential, including Boundary Wall/Fencing and Retaining Wall and storage	SR500
	(b) Small commercial projects below 250 sq metres including apartment buildings and tourism projects of less than 30 rooms	SR1000.00
	(c) Large commercial projects above 250 sq metres including apartment buildings and tourism projects and hotels above 30 rooms	SR5000.00

	(d)	Appeal against revocation or modification of permission to develop land	SR750.00
	(e)	Appeal against determination of Authority with respect to a Preservation Order	SR750.00
	(f)	Appeal against determination of Authority on objections and representations made with respect to Land Use Plans	SR750.00
	(g)	All other Planning Refusals	SR1000
15.		STRUCTURAL PLANS	
	(a)	Residential	SR1000.00
	(b)	Commercial/Industrial/Tourism	SR3000.00
	(c)	Roads/Accesses	SR500.00
	(d)	Bridges	SR500.00
	(e)	Retaining walls, any other structures	SR500.00
	(f)	Submissions after structural approval has been granted.	50% of original fee
16.		MISCELLANEOUS	
		Fees for any other categories of development proposals not covered in the schedule shall be determined on the use and per linear or square metres based on the prescribed fees in the associated classes.	SR500.00

MADE this 22nd day of May, 2025.

BILLY RANGASAMY
MINISTER FOR LANDS AND HOUSING
