

# Cyngor Bwrdeistref Sirol Rhondda Cynon Taf

## COSTAU GWASANAETHAU RHEOLIADAU ADEILADU

Yn weithredol o 1 Ebrill 2026

### RHEOLIADAU ADEILADU (TALIADAU AWDURDODAU LLEOL) 2010

Mae'r daflen yma'n nodi'r costau sy'n gymwys pan gaiff ceisiadau eu cyflwyno o dan y Rheoliadau Adeiladu. Mae TAW yn daladwy ar y gyfradd briodol ar yr holl gostau, heblaw am y gost Unioni sydd wedi'i heithrio.

#### Ceisiadau Cynlluniau Llawn a Cheisiadau Hysbysiad Adeiladu

Mae costau'n amrywio, gan ddibynnu ar y math o gais. Mewn perthynas â Chais Hysbysiad Adeiladu, rhaid talu costau cynllunio ac arolygu wrth gyflwyno'r cais. Mewn perthynas â Chais Cynlluniau Llawn, dim ond y gost cynllunio sydd rhaid ei thalu wrth gyflwyno'r cais. Caiff y gost arolygu ei hanfonebu unwaith i'r gwaith ddechrau.

Os oes angen cydsyniad llawn gan Ddŵr Cymru, rhaid cyflwyno Cais Cynlluniau Llawn.

Mae'r costau wedi'u rhannu i'r categorïau canlynol:

#### Gwella cartrefi neu adeiladu rhai newydd (Atodlen 1)

Mae'r categori yma'n cynnwys cartrefi neu fflatiau newydd, fodd bynnag, os yw cyfanswm yr arwynebedd llawr yn fwy na 300 metr sgwâr neu os ydyn nhw'n uwch na 3 llawr, dylid cysylltu â'r Adran Rheoli Adeiladu i gael gwybod y ffi.

#### Estyniad i Adeilad Sengl (Domestig) (Atodlen 2)

Mae'r categori yma'n cynnwys estyniadau, pyrth ceir, garejys ac isloriau (basements). Os oes mwy nag un estyniad ar y gweill ar yr un pryd, cewch chi gyfuno'r arwynebau llawr gwahanol i gael y gost ofynnol. Mae costau addasu llofft/garej yn seiliedig ar ffi benodol.

#### Gwaith Annomestig (Estyniadau ac Adeiladau Newydd) (Atodlen 2A)

Mae'r categori yma'n cynnwys holl weithiau annomestig ac mae'n seiliedig ar arwynebedd llawr

#### Newid Annedd Sengl (Domestig) (Atodlen 3)

Mae rhai costau yn seiliedig ar gost amcangyfrifedig y gwaith. Ystyr hyn yw cost amcangyfrifedig gwaith adeiladu y byddai contractwr adeiladu yn ei chodi (heb gynnwys TAW). Fydd amcangyfrifon yn seiliedig ar ddeunyddiau yn unig neu DIY ddim yn cael eu derbyn. Mae tanategwaith ac adnewyddu elfennau thermal yn seiliedig ar ffi benodol.

#### Newidiadau Annomestig (Atodlen 3A)

Mae'r categori yma'n cynnwys holl newidiadau annomestig. Mae rhai costau'n seiliedig ar gostau amcangyfrifedig y gwaith ac mae eraill yn seiliedig ar feini prawf eraill, er enghraifft, nifer y ffenestri. Mae gosod lloriau Mezzanine, a gwaith dodrefnu swyddfeydd a siopau yn seiliedig ar ffi benodol.

## Eithriadau rhag Talu Ffioedd

Os yw'r holl waith er budd person(au) anabl fel y'i diffinnir yng Nghynllun Model CLIL, bydd eithriadau rhag talu ffioedd. Gall estyniadau neu newidiadau i annedd (rhaid dangos tystiolaeth fod trigolion wedi'i gofrestru'n anabl wrth gyflwyno'r cais), neu i adeilad y mae'r cyhoedd â mynediad iddo gael eu heithrio rhag talu ffioedd.

## Ffioedd Unioni

Os yw gwaith wedi'i wneud heb gais Rheoliad Adeiladu, mae'n bosibl y byddai angen i'r perchennog wneud cais am Dystysgrif Unioni. Os yw hyn yn gymwys, bydd y costau sydd wedi'u nodi ar y ffurflen yma'n berthnasol. Os nad yw wedi'i nodi, bydd y Ffi Hysbysiad Adeiladu sylfaenol yn cynyddu 60% (heb gynnwys TAW).

## Adroddiadau Allyriadau Carbon a Thystysgrifau Perfformiad Ynni (EPC)

Mae'r rhain i'w cael o'n Gwasanaeth Rheoli Adeiladu, felly cysylltwch â ni i drafod eich gofynion.

## Manylion Cyswllt

Gwasanaeth Rheoli Adeiladu Rhondda Cynon Taf,

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## Schedule 1

### Table A – Creation or Conversion to New Housing (fees including VAT)



Number of Dwellings	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
<300m2 x1	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
<300m2 x2	£275.67	£55.13	£330.80	£643.33	£128.67	£772.00	£919.00	£183.80	£1,102.80	£1,470.40
<300m2 x3	£376.00	£75.20	£451.20	£877.25	£175.45	£1,052.70	£1,253.25	£250.65	£1,503.90	£2,005.20
<300m2 x4	£476.25	£95.25	£571.50	£1,111.17	£222.23	£1,333.40	£1,587.42	£317.48	£1,904.90	£2,539.87
<300m2 x5	£526.33	£105.27	£631.60	£1,228.17	£245.63	£1,473.80	£1,754.50	£350.90	£2,105.40	£2,807.20
<300m2 x6	£601.58	£120.32	£721.90	£1,403.58	£280.72	£1,684.30	£2,005.17	£401.03	£2,406.20	£3,208.27
<300m2 x7	£676.75	£135.35	£812.10	£1,579.08	£315.82	£1,894.90	£2,255.83	£451.17	£2,707.00	£3,609.33
<300m2 x8	£802.08	£160.42	£962.50	£1,871.50	£374.30	£2,245.80	£2,673.58	£534.72	£3,208.30	£4,277.73
<300m2 x9	£852.17	£170.43	£1,022.60	£1,988.50	£397.70	£2,386.20	£2,840.67	£568.13	£3,408.80	£4,545.07
<300m2 x10	£952.42	£190.48	£1,142.90	£2,222.42	£444.48	£2,666.90	£3,174.83	£634.97	£3,809.80	£5,079.73
<300m2 x11	£1,002.58	£200.52	£1,203.10	£2,339.33	£467.87	£2,807.20	£3,341.92	£668.38	£4,010.30	£5,347.07
<300m2 x12	£1,077.75	£215.55	£1,293.30	£2,514.83	£502.97	£3,017.80	£3,592.58	£718.52	£4,311.10	£5,748.13
<300m2 x13	£1,127.92	£225.58	£1,353.50	£2,631.83	£526.37	£3,158.20	£3,759.75	£751.95	£4,511.70	£6,015.60
<300m2 x14	£1,203.08	£240.62	£1,443.70	£2,807.25	£561.45	£3,368.70	£4,010.33	£802.07	£4,812.40	£6,416.53
<300m2 x15	£1,265.75	£253.15	£1,518.90	£2,953.50	£590.70	£3,544.20	£4,219.25	£843.85	£5,063.10	£6,750.80
<300m2 x16	£1,328.42	£265.68	£1,594.10	£3,099.67	£619.93	£3,719.60	£4,428.08	£885.62	£5,313.70	£7,084.93
<300m2 x17	£1,403.58	£280.72	£1,684.30	£3,275.17	£655.03	£3,930.20	£4,678.75	£935.75	£5,614.50	£7,486.00
<300m2 x18	£1,478.83	£295.77	£1,774.60	£3,450.58	£690.12	£4,140.70	£4,929.42	£985.88	£5,915.30	£7,887.07
<300m2 x19	£1,554.00	£310.80	£1,864.80	£3,626.00	£725.20	£4,351.20	£5,180.00	£1,036.00	£6,216.00	£8,288.00
<300m2 x20	£1,604.17	£320.83	£1,925.00	£3,743.00	£748.60	£4,491.60	£5,347.17	£1,069.43	£6,416.60	£8,555.47
<300m2 x21 and larger than 300m2	<b>Contact the Building Control Office</b>									

## Schedule 2

### Table B – Domestic Extension to Single Building (fees including VAT)



Number of Dwellings	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Single Storey Extension <10m2	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
Single Storey Extension 10m2 - 40m2	£156.67	£31.33	£188.00	£365.50	£73.10	£438.60	£522.17	£104.43	£626.60	£835.47
Single Storey Extension 40m2 - 100m2	£200.50	£40.10	£240.60	£467.92	£93.58	£561.50	£668.42	£133.68	£802.10	£1,069.47
Two storey Extension <40m2	£169.17	£33.83	£203.00	£394.75	£78.95	£473.70	£563.92	£112.78	£676.70	£902.27
Two storey Extension 40m2 - 200m2	£213.08	£42.62	£255.70	£497.08	£99.42	£596.50	£710.17	£142.03	£852.20	£1,136.27
Loft Conversion with no dormer	£137.83	£27.57	£165.40	£321.67	£64.33	£386.00	£459.50	£91.90	£551.40	£735.20
Loft Conversion with dormer	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
Erection or Extension of a Garage <100m2	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
Conversion of a Garage to Habitable Room	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
Alterations to extend or create a basement <100m2	£181.75	£36.35	£218.10	£424.00	£84.80	£508.80	£605.75	£121.15	£726.90	£969.20
Electrical Works	<b>Contact the Building Control Office</b>									

## Schedule 2A

### Table D – Non Domestic Work Extension and New Build (fees including VAT)



Type of Work	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Floor Area <10m2	£169.17	£33.83	£203.00	£394.75	£78.95	£473.70	£563.92	£112.78	£676.70	£902.27
Floor Area 10m2 - 40m2	£213.08	£42.62	£255.70	£497.08	£99.42	£596.50	£710.17	£142.03	£852.20	£1,136.27
Floor Area 40m2 - 100m2	£231.83	£46.37	£278.20	£541.00	£108.20	£649.20	£772.83	£154.57	£927.40	£1,236.53
Floor Area 100m2 - 200m2	£319.58	£63.92	£383.50	£745.67	£149.13	£894.80	£1,065.25	£213.05	£1,278.30	£1,704.40

### Schedule 3

## Table C – Domestic Alterations to a Single Building (fees including VAT)



Type of Work	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
Underpinning	£112.83	£22.57	£135.40	£263.17	£52.63	£315.80	£376.00	£75.20	£451.20	£601.60
Renovation of a thermal element	£37.58	£7.52	£45.10	£87.75	£17.55	£105.30	£125.33	£25.07	£150.40	£200.53
Internal alteration & installation of fittings <£2,000	£50.08	£10.02	£60.10	£117.00	£23.40	£140.40	£167.08	£33.42	£200.50	£267.33
£2,000 - £5,000	£87.75	£17.55	£105.30	£204.67	£40.93	£245.60	£292.42	£58.48	£350.90	£467.87
£5,000 - £15,000	£125.33	£25.07	£150.40	£292.42	£58.48	£350.90	£417.75	£83.55	£501.30	£668.40
£15,000 - £25,000	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
£25,000 - £50,000	£250.67	£50.13	£300.80	£584.83	£116.97	£701.80	£835.50	£167.10	£1,002.60	£1,336.80
£50,000 - £75,000	£325.83	£65.17	£391.00	£760.33	£152.07	£912.40	£1,086.17	£217.23	£1,303.40	£1,737.87
Over £75,000	<b>Contact the Building Control Office</b>									
<b>Window/Glazed Door Replacement</b>										
<20 windows	£31.33	£6.27	£37.60	£73.08	£14.62	£87.70	£104.42	£20.88	£125.30	£167.07
>20 windows	£43.83	£8.77	£52.60	£102.42	£20.48	£122.90	£146.25	£29.25	£175.50	£234.00
Electrical Works	<b>Contact the Building Control Office</b>									

# Schedule 3A

## Table E – Non Domestic Work Alterations (fees including VAT)



Type of Work	New Full Plans - Plan Fee			New Full Plans - Inspection Fee			New Building Notice Fee			Regularisation Charge
	Net	Vat	Gross	Net	Vat	Gross	Net	Vat	Gross	
<b>Underpinning &amp; Pad Foundations</b> < £50,000	£150.42	£30.08	£180.50	£350.92	£70.18	£421.10	£501.33	£100.27	£601.60	£802.13
£50,000 - £100,000	£194.25	£38.85	£233.10	£453.25	£90.65	£543.90	£647.50	£129.50	£777.00	£1,036.00
£100,000 - £250,000	£231.83	£46.37	£278.20	£541.00	£108.20	£649.20	£772.83	£154.57	£927.40	£1,236.53
<b>Window Replacement</b> <20 windows	£31.33	£6.27	£37.60	£73.08	£14.62	£87.70	£104.42	£20.88	£125.30	£167.07
Window Replacement >20 windows	£43.83	£8.77	£52.60	£102.42	£20.48	£122.90	£146.25	£29.25	£175.50	£234.00
New Shop Fronts <20 windows	£106.50	£21.30	£127.80	£248.58	£49.72	£298.30	£355.08	£71.02	£426.10	£568.13
New Shop Fronts >20 windows	£112.83	£22.57	£135.40	£263.17	£52.63	£315.80	£376.00	£75.20	£451.20	£601.60
<b>Renovation of a thermal element</b> <£50,000	£87.75	£17.55	£105.30	£204.67	£40.93	£245.60	£292.42	£58.48	£350.90	£467.87
£50,000 - £100,000	£106.50	£21.30	£127.80	£248.58	£49.72	£298.30	£355.08	£71.02	£426.10	£568.13
£100,000 - £250,000	£150.42	£30.08	£180.50	£350.92	£70.18	£421.10	£501.33	£100.27	£601.60	£802.13
<b>Alterations and Fittings</b> <£2,000	£50.08	£10.02	£60.10	£117.00	£23.40	£140.40	£167.08	£33.42	£200.50	£267.33
£2,000 - £5,000	£100.25	£20.05	£120.30	£233.92	£46.78	£280.70	£334.17	£66.83	£401.00	£534.67
£5,000 - £15,000	£125.33	£25.07	£150.40	£292.42	£58.48	£350.90	£417.75	£83.55	£501.30	£668.40
£15,000 - £25,000	£162.92	£32.58	£195.50	£380.17	£76.03	£456.20	£543.08	£108.62	£651.70	£868.93
£25,000 - £50,000	£250.67	£50.13	£300.80	£584.83	£116.97	£701.80	£835.50	£167.10	£1,002.60	£1,336.80
£50,000 - £75,000	£325.83	£65.17	£391.00	£760.33	£152.07	£912.40	£1,086.17	£217.23	£1,303.40	£1,737.87
£75,000 - £100,000	£350.92	£70.18	£421.10	£818.75	£163.75	£982.50	£1,169.67	£233.93	£1,403.60	£1,871.47
<b>Mezzanine Floor</b> <500m <sup>2</sup>	£213.08	£42.62	£255.70	£497.08	£99.42	£596.50	£710.17	£142.03	£852.20	£1,136.27
<b>Office Fit Out</b> <500m <sup>2</sup>	£194.25	£38.85	£233.10	£453.25	£90.65	£543.90	£647.50	£129.50	£777.00	£1,036.00
500m <sup>2</sup> - 2,000m <sup>2</sup>	£256.92	£51.38	£308.30	£599.50	£119.90	£719.40	£856.42	£171.28	£1,027.70	£1,370.27
<b>Shop Fit Out</b> <500m <sup>2</sup>	£194.25	£38.85	£233.10	£453.25	£90.65	£543.90	£647.50	£129.50	£777.00	£1,036.00
500m <sup>2</sup> - 2,000m <sup>2</sup>	£256.92	£51.38	£308.30	£599.50	£119.90	£719.40	£856.42	£171.28	£1,027.70	£1,370.27
<b>Exceeding any maximums quoted above</b>	<b>Contact the Building Control Office</b>									