Government Notice No. 175 of 2026

THE LOCAL GOVERNMENT ACT

Regulations made by the Minister under sections 117(10)(a), 122(1)(b) and 162(2)(c) of the Local Government Act

1. These regulations may be cited as the Local Government (Building and Land Use Permit Fees) Regulations 2026.

2. In these regulations –

"Act" means the Local Government Act;

"fees" means the fees leviable under sections 117 and 122 of the Act.

3. The processing fee for an Outline Planning Permission shall be as specified in the Schedule.

4. The fee for the issue of a permit for a residential or commercial purpose, in respect of item 2 set out in the second column of the First Schedule, shall be as specified in the third column of the Schedule.

5. The fee for the issue of a Building and Land Use Permit for subdivision of land among heirs or among ascendants and descendants, in respect of item 3 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

6. The fee for the issue of a permit for the excision of land that is exempted from a morcellement permit, in respect of item 4 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

7. The fee for the issue of a permit for the subdivision of land under the Property Development Scheme (PDS), the Smart City Scheme or a development under the National Regeneration Programme, that is

exempted from a morcellement permit, in respect of item 5 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

8. The fee for the issue of a permit for a renewable energy project, in respect of item 6 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

9. The fee for the issue of a permit for any engineering or other operations in, on, over or under any land, including golf course, marina, in respect of item 7 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

10. The fee for the issue of a permit for an extensive alteration of, or repair to, an existing building or demolition of a building, in respect of item 8 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

11. The fee for the issue of a permit for a boundary wall erection, in respect of item 9 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

12. The fee for the issue of a permit for the setting up of a scrap yard or paid parking or any material change in the use of any land within the curtilage of a building, in respect of item 10 set out in the second column of the Schedule, shall be as specified in the third column of the Schedule.

13. The fee for the issue of a zoning certificate and certified true copy, duplicate of Building and Land Use Permit, approved plans or any other document, shall be as specified in the Schedule.

14. The following regulations are revoked –

(a) the Municipal Council of Port Louis (Fees for Outline Planning Permission and Building and Land Use Permit) Regulations 2009;

(b) the Municipal Council of Vacoas/Phoenix (Fees for Outline Planning Permission and Building and Land Use Permit) Regulations 2009;

(c) the Moka/Flacq District Council (Fees for Outline Planning Permission and Building and Land Use Permit) Regulations 2009;

(d) the Pamplemousses/Riviere du Rempart District Council (Fees for Outline Planning Permission and Building and Land Use Permit) Regulations 2010;

(e) the Municipal Town Council of Curepipe (Fees for Outline Planning Permission and Building and Land Use Permit) Regulations 2014;

(f) the District Council of Black River (Fees for Building and Land Use Permit) Regulations 2016;

(g) the Municipal Council of Beau Bassin-Rose Hill (Fees for Building and Land Use Permit and Outline Planning Permission) Regulations 2019;

(h) the Municipal Town Council of Quatre Bornes (Fees for Building and Land Use Permit) Regulations 2019;

(i) the District Council of Grand Port (Fees for Building and Land Use Permit and Other Fees at the Level of Land Use and Planning Department) Regulations 2019;

(j) the District Council of Moka (Fees for Building and Land Use Permit) Regulations 2019;

(k) the District Council of Riviere du Rempart (Fees for Building and Land Use Permit and Other Fees at the Level of Land Use and Planning Department) Regulations 2019; and

(l) the District Council of Savanne (Fees for Building and Land Use Permit and Other Fees at the Level of Land Use and Planning Department) Regulations 2019.

15. These regulations shall be deemed to have come into operation on 1 October 2026.

Made by the Minister on 14 October 2026.

SCHEDULE

[Regulations 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13]

FEES

		(Rs)	
1.	Processing fee for an Outline Planning Permission	1,000	
2.	Issue of a Building and Land Use Permit for residential or commercial building –		
	(a) of a floor area not exceeding 100m^2	1,500	
	(b) of a floor area exceeding 100m^2 but not exceeding 150m^2	3,000	
	(c) of a floor area exceeding 150m^2 but not exceeding 250m^2	40	per m^2
	(d) of a floor area exceeding 250m^2 but not exceeding 500m^2	60	per m^2
	(e) of a floor area exceeding 500m^2 but not exceeding 1000m^2	80	per m^2
	(f) of a floor area exceeding 1,000m^2	100	per m^2
3.	Subdivision of land among heirs or among ascendants and descendants	2,000	per lot
4.	Excision of land that is exempted from morcellement permit, of an extent –		
	(a) not exceeding 844.22m^2	3,000	per lot
	(b) exceeding 844.22m^2 for –		
	(i) agricultural purposes	5	per m^2
	(ii) non-agricultural purposes	10	per m^2
5.	Subdivision of land under the Property Development Scheme (PDS), the Smart City Scheme and development under the National Regeneration Programme that is exempted from morcellement permit	5,000	per lot
6.	Renewable energy project in respect of –		
	(a) solar photovoltaic	5	per m^2

	(b) wind farm	5,000	per tower
	(c) permanent structures on fresh water not requiring artifitialisation (floating PVs)	NIL	
	(d) solar photovoltaic on rooftop	NIL	
7.	Engineering or other operations in, on, over or under any land, including golf course, marina	25,000	
8.	Extensive alteration or repairs to an existing building or demolition of a building	3,000	
9.	Boundary wall erection	1,000	
10.	Setting up of a scrap yard or paid parking facilities on any land and any material change in the use of any land within the curtilage of a building	5,000	
11.	Zoning Certificate and Certified True Copy/duplicate of Building and Land Use Permit, approved plans and other documents	500	