

Introduction to Property fees and charges 2026/27

The tables below show the Council's surveyors and legal fees and charges in relation to land and property transactions, including filming on Council Land.

Table 1	Surveyors Fees – Residential (HRA and GF)
Table 2	Surveyors Fees – Commercial
Table 3	Legal Fees

All fees are non-refundable, whether matters proceed to completion, or not.
Applicants will also be responsible for the Council's legal fees, disbursements, and costs.
All costs quoted below are exclusive of VAT.
VAT will be charged at the relevant rate on fees marked ^ and identified
VAT will also be charged if the subject property is opted to tax.

Table 1

Surveyors Fees – Residential (HRA and General Fund)

Ex-Council Properties Covenant Consents	
<i>MKCC may charge a higher fee for development or more complex consents</i>	
Covenant consent	Minimum £322 (No VAT)
Retrospective Covenant Consent	Minimum £350 (No VAT)
Residential Leasehold Extension/ Shared Ownership Leasehold Extension	
Admin fee	£225 (No VAT)
Shared Ownership Valuation fee (non-statutory)	£800 ^ (VAT)
Statutory leasehold extension (No S.42 Notice served) Valuation Fee	£800 ^ (VAT)
Statutory leasehold extension (S.42 Notice served) Valuation Fee	£900 ^ (VAT)
Vehicle access licence	
Admin fee	£213 (check with VAT Team)
Licence fee	£374 (check with VAT Team) + disbursements
Garden Licence	
Admin fee	£213 (check with VAT Team)
Licence fee	Various (check with VAT Team)
Land enquiries/sales	
<i>The consideration payable will be based on a valuation</i>	
Title investigations	£213 ^ (VAT)
Land Sales	On an hourly basis as per rates in table 2
Valuation fee	At cost of provision plus 3% ^ (VAT)

Table 2

Surveyors Fees – Commercial

Tenant Licences	
Licence to assign	£1,535
Licence to underlet	£1,535
Licence for alterations	£1,535
Lease surrender	£2,150
Deed of variation	£2,150
New leases and lease renewals	
New lease or renewal (Charities/Parish Councils)	Nil
New lease or renewal (SMEs)	£1,025
New lease or renewal (non-SMEs)	£2,200
Other fixed fees	
Wayleaves and Easements	£1,790
“Top up” on external fees	5%
Copy documentation	£117.50 ^ per 50 pages
All other fees charged on an hourly basis as below	
Senior Rate	£150per hour ^
Surveyor	£100per hour ^
Assistant Surveyor	£75per hour ^
Technician	£55per hour ^

Table 3

Legal Fees

All parties who propose to enter into legal transactions with the Council should be aware of their liability for legal fees. Where a party is legally represented, a solicitor's Undertaking may be required for the costs and where a party is unrepresented then they may be required to pay monies on account.

Fees are non-refundable in the event that the transaction does not proceed to completion.

Type of Work	Charge (Also subject to VAT if the Property is opted to tax)
Lease (Incl. renewals and academy leases and sub leases)	£1,500.00
Lease with Agreement for Lease	£1500.00
Leasehold Extension	£1,000.00
Tenancy Agreement (garages)	£500.00
Tenancy at Will	£500.00
Licence to occupy, to underlet, minor alterations)	£800.00
Licence for Alterations	£800.00
Licence to Underlet	£800.00
Licences to Assign (with Rent Deposit or AGA)	£800.00
Licences to Assign (with both Rent Deposit and AGA)	£1000.00
Notices (e.g. assignment/mortgage/consents)	£150.00
Sales of Land (simple) / CAT	£800.00
Sales of Land (complex)	To be agreed in advance
Purchases of land	To be agreed in advance
Acquisitions of land pursuant to S106	To be agreed in advance
Surrenders/Deeds of Release	£800.00
Deeds of Variation	£1000.00
Leasehold enquiries	£150.00
Freehold Reversions	£800.00
Deeds/Letters of Postponement	£150.00
Easements and Wayleaves	£1000.00
Easement with Agreement for Easement	£1200.00
Low-Cost Housing (deed of covenant/letter of compatibility)	£500.00
Report on title (1 title)	To be agreed in advance
Report on title (more than 1 title)	To be agreed in advance
Any other non-standard case as considered appropriate and approved by the Principal Lawyer or Head of Legal	To be agreed in advance