POLICY NOTE

THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS) (SCOTLAND) AMENDMENT REGULATIONS 2026

SSI 2026/49

The above instrument was made in exercise of the powers conferred by sections 252 and 275 of the Town and Country Planning (Scotland) Act 1997 and all other powers enabling them to do so. The instrument is subject to negative procedure.

Summary Box

The Town and Country Planning (Fees for Applications) (Scotland) Amendment Regulations 2026 implement an inflation-linked increase to the fees for which a planning authority can charge for the submission of a planning, and similar, applications.

Policy Objectives
A robust, well-resourced and streamlined planning service is vital to improve development delivery and support our economy, environment and people. Whilst the overall resourcing of the planning service is a matter for local authorities, we need to ensure that planning authorities are financially resourced to deliver in the immediate future and for years to come, without drawing resource from the taxpayer.

Planning fees have been increased in line with inflation in December 2024 and June 2025, and by continuing with an annual increase, greater certainty will be provided to authorities about the forthcoming budgets and to applicants on the regularity and scale of any increases.

United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Act 2024 Compatibility
The Scottish Ministers have made the following statement regarding children's rights:

In accordance with section 23(2) of the United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Act 2024 (the Act), the Scottish Ministers certify that, in their view, the Town and Country Planning (Fees for Applications) (Scotland) Amendment Regulations 2026 is compatible with the UNCRC requirements as defined by section 1(2) of the Act.

EU Alignment Consideration
This instrument is not relevant to the Scottish Government's policy to maintain alignment with the EU.

Consultation
From February to May 2024, we sought views from stakeholders on a range of proposals to improve the resourcing, skills and capacity of the planning system. There was general support for an annual inflationary increase to planning fees.

Impact Assessments
A full suite of impact assessments was considered during both the consultation process, and the drafting of the regulations to introduce an inflation-linked increase to the cost of

application fees, including: Business and Regulatory Impact Assessment; Child Rights and Wellbeing Impact Assessment; Data Protection Impact Assessment; Equality Impact Assessment; Fairer Scotland Duty Assessment; Island Communities Impact Assessment.; Rural Assessment, and; Strategic Environmental Assessment.

Consideration has been given, and relevant assessments have been completed, when drafting the regulations for this inflation-linked increase.

Financial Effects

A Business and Regulatory Impact Assessment (BRIA) has been completed and is attached. The impact of this policy on business will be that the fee for applying for planning permission will increase. This will be the third inflation linked increase to planning fees, in line with the Consumer Price Index – which for 2025 is 3.9%. This will provide much needed financial resource to planning authorities, reduce the burden on the taxpayer, and help deliver a better service to applicants.

Scottish Government
Planning, Architecture and Regeneration Directorate

February 2026