

Community Infrastructure Levy (CIL)

Self-build Exemption Guidance

What is CIL?

The Community Infrastructure Levy (CIL) is a charge which local authorities in England and Wales can charge on most types of new development in their area. CIL charges will be based on the size and type of the development proposed. Hambleton District Council charge CIL on new residential development and some retail development. The money raised will be used to pay for strategic infrastructure required to support development growth in the District.

New Home Exemptions

An exemption may be applied to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor.

In order to qualify for the exemption you must submit the required [CIL Form 1: Additional Information](#) as part of the application process and the following forms **prior** to any commencement on site:

- CIL Form 2 Assumption of Liability Form
- CIL Form 6 Commencement Notice
- CIL Form 7 Self-build Exemption form (Part 1)

If you do not submit your Commencement Notice prior to commencement then a surcharge of 20% of the chargeable amount, up to £2,500 (whichever is lower) will be applied.

Within six months of completing the dwelling, you must submit the following form:

- CIL Form 7 Self-build Exemption (Part 2)

In order to qualify for the exemption the individual claiming liability must occupy the dwelling for a minimum of three years after completion. Any houses that are sold or rented out within these three years will become liable for the levy full fee.

Self-build Annexes and Extensions

People who extend their own homes or erect residential annexes within the grounds of their own homes are exempt from the levy, provided they meet the criteria laid down in CIL Regulations 42A and 42B.

There is no requirement for the occupier of the annex to be related to the owner of the main dwelling, or to commit to staying there for a specified period.

Residential extensions below 100 square metres are already exempt from the levy under minor development exemption.

Residential extensions and annexes over 100sqm are liable for CIL. Please complete a CIL Form 0 and submit this as part of the application process. To qualify for an exemption please submit the following forms **prior** to any commencement on site:

- CIL Form 1 Assumption of Liability
- CIL Form 6 Commencement Notice (for annexes only – extension do **not** need to submit a Commencement Notice)
- CIL Form 8 (Residential Annexes over 100sqm)
- CIL Form 9 (Residential Extensions over 100sqm)

Please be aware that if work begins on site and we have not received these forms then any exemption will be disqualified and the full CIL fee will become payable immediately. The following surcharges will also be added:

- A £50 surcharge on each person liable to pay the levy in the event that liability is not assumed before development commences;
- For annexes only: An amount equal to 20% of the chargeable amount, or £2,500 (whichever is the lower) where development starts without the Collecting Authority having received a 'Commencement Notice';

It is important that all exemptions are applied for and approved by the Council before any work begins on site. ***It is your responsibility to ensure that all the relevant forms are submitted prior to commencement.*** Please be aware that the Council is unable to accept an exemption once work has begun on your development.

If your new-build was approved as part of a multiple development then any commencement on site will trigger CIL. If work begins on site and you have not yet submitted your self-build exemption then the Council will not be able to apply this and your development will be chargeable.

For further information please visit our website on:

https://www.hambleton.gov.uk/info/20172/planning_policy/293/community_infrastructure_levy

Alternatively contact:

The CIL Contributions Officer on 01609 779977 email : planning@hambleton.gov.uk