

BACKGROUND

MBIE has been monitoring the performance of the consent system since the first quarter of 2024 in terms of Building Consent Authorities (BCAs) compliance with statutory timeframes.

This report provides an annualised view of information for the year ended June 2025 on Building Consent and Code Compliance Certificate (CCC) statutory timeframes. The data shown here are as reported by BCAs.

By establishing regular performance monitoring, we aim to improve the monitoring of the building consent system , thereby enhancing our operational and system efficiency.

OVERALL STATUTORY TIMEFRAMES

Overall Timeframes – all applications

The overall timeframe results include all application data (ie building consent applications, amendments, and code of compliance certificates).

For the year ended June 2025:

- A total of 143,022 applications were processed.
- The overall median time to process these applications was nine working days.
- 93.9 per cent of all applications (building consents, amendments, and code compliance certificates) were processed within the statutory timeframes.
- All 66 BCAs (excluding regional authorities due to low number of applications) had a median processing time for applications below the statutory timeframes. Times ranged from 1 to 16 working days.
- A total of 101 MultiProof applications were processed, with Consentium processing over half of those applications (56.4 per cent).

Table 1: Overall statutory timeframes

	2024 Q3	2024 Q4	2025 Q1	2025 Q2	Annual
Total number of applications processed <sup>1</sup>	40,536	36,423	32,456	33,607	143,022
Overall median processing time (in working days)	9.0	10.0	8.0	9.0	9.0
Percentage of all application processed within the statutory timeframes	93.0%	93.3%	94.6%	95.0%	93.9%

Across all four quarters, the percentage of applications processed within the statutory timeframes has improved progressively from 93.0 per cent in Q3 2024 to 95.0 per cent in Q2 2025.

Median processing time varied slightly across quarters, peaking at 10.0 days in Q4 2024 and averaging 9.0 days for the year – all four quarters were below the statutory timeframes.

Building Consent and Code Compliance Certificates

For the year ended June 2025, a total of 73,213 applications for Building Consents, and 66,866<sup>2</sup> applications for Code Compliance Certificates were processed.

Throughout the financial year, the percentage of Building Consent applications meeting the statutory timeframes showed consistent improvement. Figures started from 91.9 per cent in Q3 2024 and rising to 93.9 per cent in Q2 2025, with an annual average of 92.5 per cent.

Code Compliance Certificates consistently performed well within the statutory timeframes, improving from 94.3 per cent in Q3 2024 to 96.7 per cent in Q2 2025.

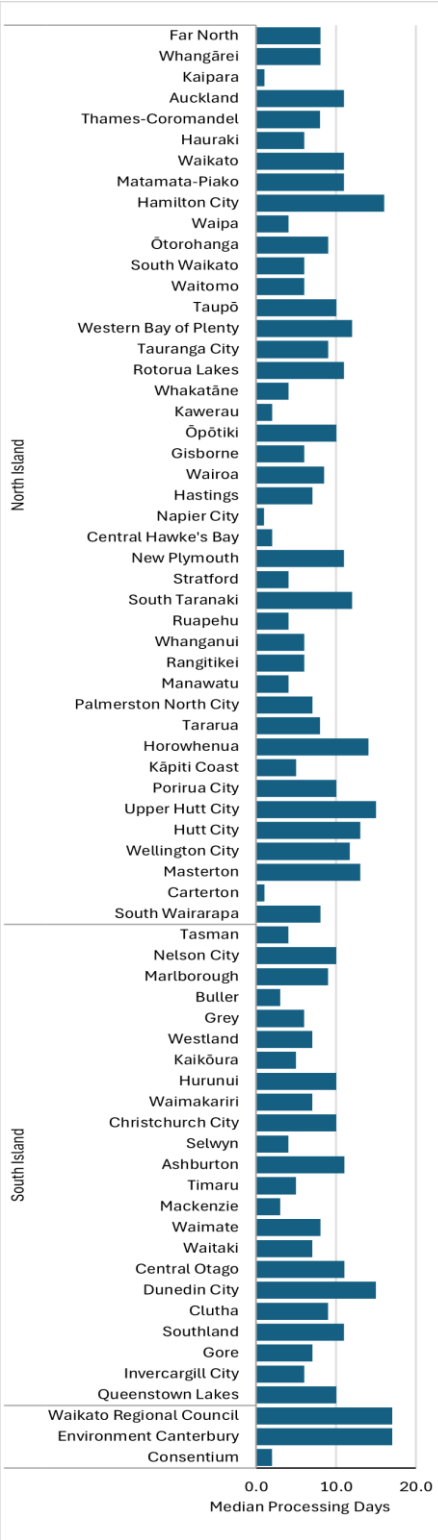
In terms of median days to process an application, Building Consent applications decreased slightly from 13.3 working days in Q2 2024 to 12.6 working days in Q1 and Q2 2025 respectively. Meanwhile, the median days to process Code Compliance Certificates applications remained constant at 4.0 working days across all four quarters.

Table 2: Overall statutory timeframes by application type

	2024 Q3	2024 Q4	2025 Q1	2025 Q2	Annual
Percentage of Building Consent applications meeting the statutory timeframes	91.9%	91.2%	92.7%	93.9%	92.5%
Percentage of Code Compliance Certificates processed within the statutory timeframes	94.3%	95.6%	96.8%	96.7%	95.7%
Median time to process a Building Consent application (working days)	13.3	14.5	12.6	12.6	13.0
Median time to process a Code Compliance Certificate (working days)	4.3	4.0	4.0	4.0	4.0

- A slight adjustment to the methodology since the 2024 annual report has resulted in a small increase in the number of applications reported in this release.
- This figure excludes a total of 4,270 CCC applications across BCAS, in which BCAs indicated an CCC application decision is made under Section93(2)(b)(i) of the Building Act 2004.

Figure1: Median number of days for processing all applications



TIMEFRAMES – Application Type

During the year ended June 2025, a total of 73,213 applications for Building Consents (including amendments) were processed, comprising 60,383 residential and 12,448 commercial applications. Residential applications had a shorter median processing time than commercial applications (13.0 and 15.8 working days respectively).

For Code Compliance Certificates (CCC), a total of 66,866 applications were processed, including 55,788 residential and 9,659 commercial applications. The median processing for residential CCCs was 4.0 working days, significantly shorter than the 8.0 working days for commercial applications.

The percentage of applications meeting the statutory timeframes was consistently lower for commercial applications, compared with residential. Building Consents showed a 7.4 percentage point gap (86.3 per cent vs 93.7 per cent), and Code Compliance Certificates an 8.1 point gap (88.8 per cent vs 96.9 per cent).

Table 3: Median days to process applications for Building Consent and Code Compliance Certificates

	Number of applications	Median processing time (Working days)	Percentage of applications within the statutory timeframes
Building Consent			
Residential	60,383	13.0	93.7%
Commercial	12,448	15.8	86.3%
All	73,213	13.0	92.5%
Code Compliance Certificates			
Residential	55,788	4.0	96.9%
Commercial	9,659	8.0	88.8%
All	66,866	4.0	95.7%

TIMEFRAMES – Building Categories

The median time to process all applications (building consent applications, amendments, and code compliance certificates) was eight days for residential buildings, and 13.0 days for commercial buildings.

95.2 per cent of residential applications and 87.2 per cent of commercial applications were processed within the statutory timeframes.

Note that most of the applications processed (83.7 per cent) were for residential buildings.

Table 4: Median days to process applications by building categories

		Number of applications	Median processing time (Working days)	Percentage of applications within the statutory timeframes
Residential				
	R1	64,630	7.0	96.8%
	R2	28,105	9.5	94.9%
	R3	24,357	11.0	91.6%
	All	117,092	8.0	95.2%
Commercial				
	C1	14,222	12.3	89.7%
	C2	5,479	14.0	85.0%
	C3	3,179	15.2	79.8%
	All	22,880	13.0	87.2%

Estimated Request For Information (RFI) Timeframe

After receiving an application, if essential information is missing, a BCA can formally make a Request for Further Information (RFI) from the applicant. All processing work ceases, and the statutory time clock stops until the BCA receives a complete response that enables them to make a decision.

Data between July 2024 and June 2025 shows that an estimated 64.6 per cent of applications required RFIs. Among those applications that had an RFI (see Table 5), the median time it took applicants to respond to RFIs was 11.0 working days. In Tables 5 and 6, applicant response times are called ‘RFI’ days.

Applications required RFIs take longer to process. The median processing time for applications with an RFI is 11.0 working days, more than a double that of applications without an RFI (five working days).

Across all application types, 97.8 per cent of applications that did not require RFIs processed within the statutory timeframes, compared to 92.0 per cent of applications that required RFIs.

Further analysis suggests that applications with higher building complexity categories are likely to have RFIs, spend longer responding in the RFI stage, and take longer overall to progress.

Complex design (R3) applications had a significantly higher percentage of RFIs (77.8 per cent) compared to simpler design (R1) applications (52.9 per cent).

Median RFI response days for R3 were more than double to those of R1 (16 workings days compared to 7 working days), contributing to longer overall RFI response times.

Median processing days for R3 were 11 days, 4 days longer than R1, again indicating applications with higher complexity take longer overall to progress.

In contrast, commercial applications generally have higher percentage of RFIs, above 70 per cent, and take longer time to process than residential applications. However, building complexity tends to have a greater impact on processing times for residential applications.

Table 5. Median RFI days and processing days by application type

	Number of applications	Percentage of applications within the statutory timeframes	Median RFI days	Median Processing days
Building Consent				
With RFI	52,137	90.1%	10.0	15.0
No RFI	21,044	98.3%	0.0	9.0
Code Compliance Certificates				
With RFI	36,430	94.8%	13.0	5.0
No RFI	28,302	97.8%	0.0	2.0
All applications				
With RFI	90,980	92.0%	11.0	11.0
No RFI	49,875	97.8%	0.0	5.0

Table 6. Median RFI days and processing days by building categories

		Number of applications required RFIs	Percentage of applications required RFIs	Median RFI days	Median Processing days (including applications without RFIs)
Residential					
	R1	34,178	52.9%	7.0	7.0
	R2	18,830	67.0%	9.0	9.5
	R3	18,954	77.8%	16.0	11.0
Commercial					
	C1	10,291	72.4%	17.8	12.3
	C2	4,229	77.2%	22.0	14.0
	C3	2,473	77.8%	21.0	15.2

APPENDIX

Appendix 1. Overall timeframes by BCAs (year ended June 2025)

	BCA	Count	Median processing days	Pass rate	Median estimated RFI days	Percentage of applications with RFIs	Percentage of R3	Percentage of C3
North Island	Far North	2,024	8.0	99.9%	8.0	40.8%	4.6%	0.6%
	Whangārei	2,256	8.0	92.7%	6.0	54.3%	8.4%	1.1%
	Kaipara	1,247	1.0	96.5%	8.0	42.1%	6.2%	0.3%
	Auckland	33,690	11.0	89.9%	17.0	81.6%	29.3%	3.2%
	Thames-Coromandel	1,967	8.0	98.9%	10.0	43.5%	43.7%	0.9%
	Hauraki	767	6.0	95.0%	8.0	49.5%	7.4%	0.0%
	Waikato	2,751	11.0	95.4%	15.0	55.9%	5.7%	0.1%
	Matamata-Piako	1,296	11.0	96.1%	6.0	65.0%	3.7%	0.3%
	Hamilton City	3,009	16.0	99.3%	15.0	70.2%	22.2%	5.3%
	Waipa	2,928	4.0	98.7%	4.0	56.1%	8.7%	0.3%
	Otorohanga	188	9.0	97.9%	7.0	25.5%	0.0%	2.7%
	South Waikato	556	6.0	98.2%	2.0	51.8%	1.4%	0.0%
	Waitomo	298	6.0	98.3%	6.5	43.6%	0.0%	0.0%
	Taupō	1,799	10.0	97.7%	8.0	59.3%	8.1%	2.4%
	Western Bay of Plenty	629	12.0	98.1%	7.0	82.5%	13.8%	0.2%
	Tauranga City	3,503	9.0	90.0%	8.0	67.7%	23.8%	3.2%
	Rotorua Lakes	1,777	11.0	96.3%	12.0	54.6%	12.3%	0.9%
	Whakatāne	945	4.0	91.5%	10.0	60.7%	5.8%	0.1%
	Kawerau	100	2.0	100.0%	22.0	23.0%	1.0%	0.0%
	Ōpōtiki	231	10.0	94.8%	34.0	81.8%	6.5%	0.0%
	Gisborne	1,786	6.0	95.2%	13.0	34.0%	0.7%	0.1%
	Wairoa	298	8.5	95.6%	8.0	59.4%	4.0%	0.0%
	Hastings	2,539	7.0	93.5%	---	---	6.5%	1.2%
	Napier City	1,973	1.0	91.7%	7.0	37.5%	9.4%	2.4%
	Central Hawke's Bay	648	2.0	93.4%	8.5	33.3%	0.6%	0.3%
	New Plymouth	2,549	11.0	96.0%	13.0	66.4%	6.7%	1.1%
	Stratford	313	4.0	98.1%	13.5	51.1%	2.6%	1.3%
	South Taranaki	778	12.0	80.2%	9.0	73.1%	1.9%	0.0%
	Ruapehu	398	4.0	98.2%	9.0	23.6%	0.3%	0.5%
	Whanganui	1,348	6.0	98.9%	4.0	75.3%	4.8%	1.2%
	Rangitikei	455	6.0	99.6%	9.0	34.7%	2.6%	0.4%
	Manawatu	1,545	4.0	97.6%	5.0	55.0%	3.2%	0.3%
	Palmerston North City	1,904	7.0	92.2%	4.0	48.7%	8.1%	3.5%
	Taranua	466	8.0	98.5%	21.0	55.8%	0.4%	0.2%
	Horowhenua	1,193	14.0	93.9%	10.0	56.2%	7.1%	0.3%
	Kāpiti Coast	1,621	5.0	98.5%	10.0	54.7%	8.0%	0.3%
	Porirua City	1,302	10.0	98.7%	10.0	69.3%	14.5%	0.0%
	Upper Hutt City	1,078	15.0	91.5%	11.0	62.4%	26.5%	1.1%
	Hutt City	2,188	13.0	87.8%	10.0	62.8%	20.3%	1.7%
	Wellington City	5,988	11.7	82.8%	9.2	78.8%	13.0%	13.4%
	Masterton	1,124	13.0	96.3%	7.0	41.7%	5.4%	0.9%
	Carterton	489	1.0	99.4%	5.0	22.1%	3.1%	0.0%
	South Wairarapa	745	8.0	97.4%	11.0	52.8%	7.7%	0.3%
South Island	Tasman	2,394	4.0	99.6%	3.0	89.9%	22.8%	0.3%
	Nelson City	1,455	10.0	97.9%	10.0	55.6%	13.1%	1.6%
	Marlborough	2,422	9.0	92.4%	7.0	62.3%	5.2%	0.3%
	Buller	388	3.0	98.2%	6.0	42.8%	2.3%	0.0%
	Grey	750	6.0	94.3%	4.0	67.7%	7.6%	1.3%
	Westland	509	7.0	99.0%	17.0	70.7%	4.9%	0.2%
	Kaikōura	236	5.0	100.0%	17.0	44.1%	7.6%	0.0%
	Hurunui	1,076	10.0	99.0%	9.0	68.1%	3.6%	0.1%
	Waimakariri	2,841	7.0	98.2%	5.0	75.7%	8.5%	0.5%
	Christchurch City	9,960	10.0	94.4%	10.0	50.2%	25.2%	2.3%
	Selwyn	4,624	4.0	96.8%	6.0	56.2%	15.6%	0.5%
	Ashburton	1,607	11.0	97.9%	11.0	52.5%	4.9%	0.3%
	Timaru	2,172	5.0	98.5%	10.0	44.4%	4.1%	0.9%
	Mackenzie	401	3.0	97.0%	15.0	57.9%	13.0%	0.2%
	Waimate	237	8.0	98.7%	7.5	22.8%	1.3%	0.0%
	Waitaki	962	7.0	99.5%	35.0	68.5%	3.8%	0.1%
	Central Otago	1,478	11.0	91.2%	10.0	47.2%	8.9%	0.0%
	Dunedin City	3,933	15.0	96.2%	11.0	36.6%	8.8%	4.7%
	Clutha	535	9.0	89.9%	6.0	46.4%	1.9%	0.0%
	Southland	1,304	11.0	95.2%	8.0	53.7%	3.7%	0.6%
	Gore	545	7.0	93.6%	16.0	49.0%	4.8%	0.6%
	Queenstown Lakes	3,259	10.0	97.6%	6.0	71.2%	35.3%	1.3%
	Invercargill City	1,981	6.0	98.1%	7.0	47.5%	2.8%	2.0%
	Waikato Regional Council	13	17.0	92.3%	0.0	0.0%	0.0%	0.0%
	Environment Canterbury	7	17.0	100.0%	36.0	100.0%	0.0%	0.0%
	Consentium	3,244	2.0	99.3%	19.0	71.8%	40.3%	0.2%

Note: Values suppressed due to data availability, quality or uncertainty.



## DEFINITIONS AND CAVEATS

### Building

A building is a temporary or permanent movable or immovable structure under section 8 of the Building Act 2004.

### Building types

The building types are based on the National BCA competency assessment system levels

- **Residential buildings (R)** include standalone houses, apartments, townhouses, units, domestic outbuildings, and other dwellings.
- **Commercial buildings (C)** include hotels, motels, boarding houses, prisons, hospitals, nursing homes, other health buildings, education buildings, social, cultural and religious buildings, commercial buildings, factories, industrial and storage buildings, and farming buildings.

### Building Consent

A building consent is a formal document permitting the construction, alteration, demolition or removal of a building. We have included amendments in the reporting.

### Building Consent Authorities (BCAs)

Building Consent Authorities are responsible for checking that an application for a building consent complies with the Building Code and that building work has been carried out in accordance with the building consent for that work. They are also responsible for issuing building consents and code compliance certificates.

BCAs are usually local and district councils. They can also be regional councils (for dams), and private organisations (eg Consentium).

### Code Compliance Certificate (CCC)

A code compliance certificate is a formal statement issued under section 95 of the Building Act 2004. It states that building work carried out under a building consent complies with that building consent.

### Data Quality

The results presented in this publication may differ from those published by the BCAs. This variance can be attributed to a range of data quality issues that we’ve encountered during our analysis. These issues include, but are not limited to, inconsistencies in classification and data gaps. As a result, figures from this publication should be considered with an understanding of these potential discrepancies.

### Median number of days

The median is the middle value of the durations when they are arranged in ascending order. If the dataset contains an odd number of observations, the median is the middle number. If the dataset contains an even number of observations, the median is the average of the two middle numbers.

We have chosen to use the median number of days in our reporting as it is less sensitive to outliers. This also allows for a more consistent approach in comparing BCAs of different sizes.

### Regional authorities

We have excluded Waikato Regional Council and Environment Canterbury Regional Council from the breakdown of Application Types and Building Categories due to the low number of applications.

### Statutory timeframe

BCAs have a statutory obligation to process a building consent or a code compliance certificate application within 20 working days of receipt, and 10 working days for a MultiProof application. This timeframe applies to all consents, regardless of their type or complexity. If the BCA requires additional information to process the consent, they may issue a request for further information (RFI). This issuing of an RFI ‘stops the clock’ until the requested information is supplied by the applicant.

### Request for Information (RFI)

An RFI is a formal request by a BCA for essential information missing from an application. All processing work ceases and the statutory time clock stops until the BCA receives a complete response that enables them to make a decision. The median RFIs days are the median number of days it took applicants to respond to an RFI.

### Building categories

The building categories are complexity based, ranging from simple low risk buildings in categories 1 to complex multi-story commercial in categories 3. There are six building categories – R1, R1 and R3 for residential buildings and C1, C2 and C3 for commercial buildings.

### Section 93(2)(b)(i) of the Building Act 2004

As per section 93(2)(b)(i) of the Building Act 2004, Building Consent Authorities are required to make a decision on whether to issue a code compliance certificate two years after the date a building consent is granted. Where the BCA indicates an application decision is made under section 93(2)(b)(i) of the Building Act 2004, such application is excluded from the analysis.

### Disclaimer

This document is a guide only. It should not be used as a substitute for legislation or legal advice. The Ministry of Business, Innovation and Employment is not responsible for the results of any actions taken on the basis of information in this document, or for any errors or omissions. While care has been used in processing, analysing, and extracting information, MBIE gives no warranty that the information supplied is free from error. We shall not be liable for any loss suffered through the use, directly or indirectly, of any information, product, or service.

### Quality of statistical data:

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