

**BACKGROUND**

This report establishes consistent monitoring on the performance of the building consent system, with a particular focus on building consent and code compliance certificate timeframes. The data shown here is as reported by Building Consent Authorities (BCAs).

Timeframes for building consent and/or code compliance certificate approval are some of the key indicators for building consent system performance. Delays in the system can have flow-on effects for builders and homeowners and can limit the capacity of the industry to work as efficiently and quickly as possible.

By establishing regular performance monitoring, we aim to identify and address these delays promptly, thereby enhancing our operational and system efficiency.

**OVERALL TIMEFRAMES – ALL APPLICATIONS**

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

Data for the first quarter of 2026 shows the overall median time to process an application was nine working days. All BCAs<sup>1</sup> had a median processing time of less than 20 days (see figure 1 below).

In total, 95.5 per cent of applications were processed within the statutory period (see Figure 2 below). Of the 69 BCAs<sup>1</sup>, nine processed 100 per cent of their applications within the statutory timeframe.

Figure 1: Median number of days for processing all applications

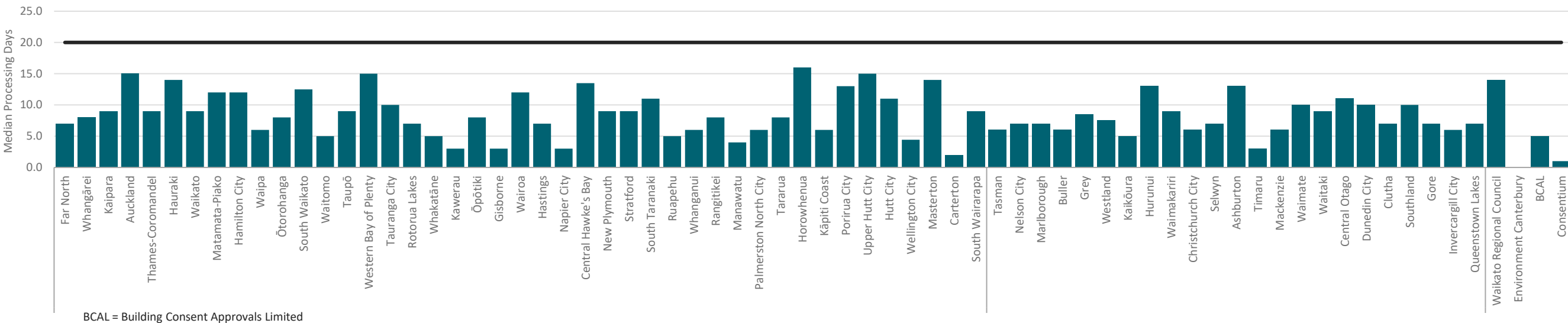
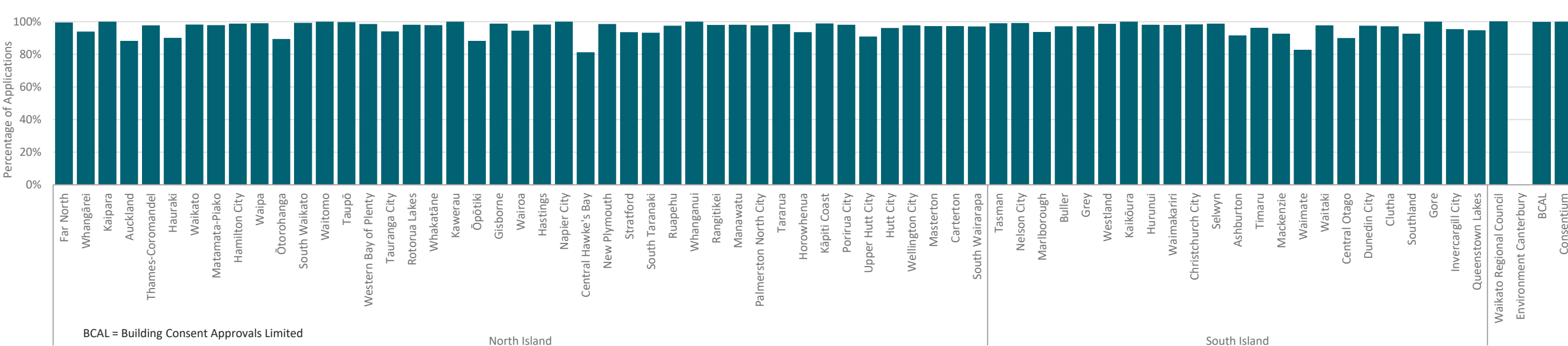


Figure 2: Percentage of applications that met the statutory timeframe



<sup>1</sup> Environment Canterbury has not received any BC or CCC applications in Q1 2026

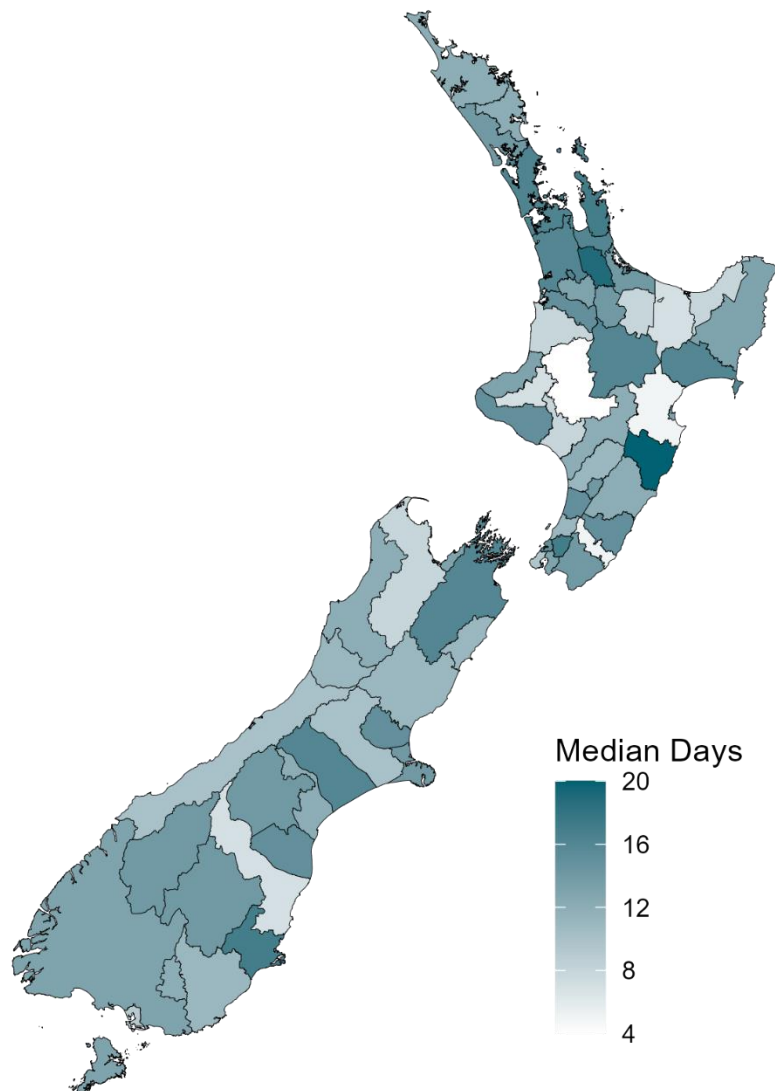
## TIMEFRAMES - Application Types

During the first quarter of 2026, a total of 16,532 applications for Building Consents (including amendments), and 9,902<sup>2</sup> applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 94.5 per cent were processed within the statutory timeframe. The median processing time for these applications was 13.0 working days.

On the other hand, the median processing time for Code Compliance Certificates was much shorter at four working days.

Figure 3: Median days to process Building Consent applications, excl. Regional Authorities, Consentium and BCAL



Nearly all (97.2 per cent) CCCs were processed within the statutory timeframe.

All 68 BCAs (excluding the regional authorities) had a median processing time for Building Consents and a median processing time for Code Compliance Certificates below the statutory timeframe.

Figure 4: Median days to process Code Compliance Certificate applications, excl. Regional Authorities, Consentium and BCAL

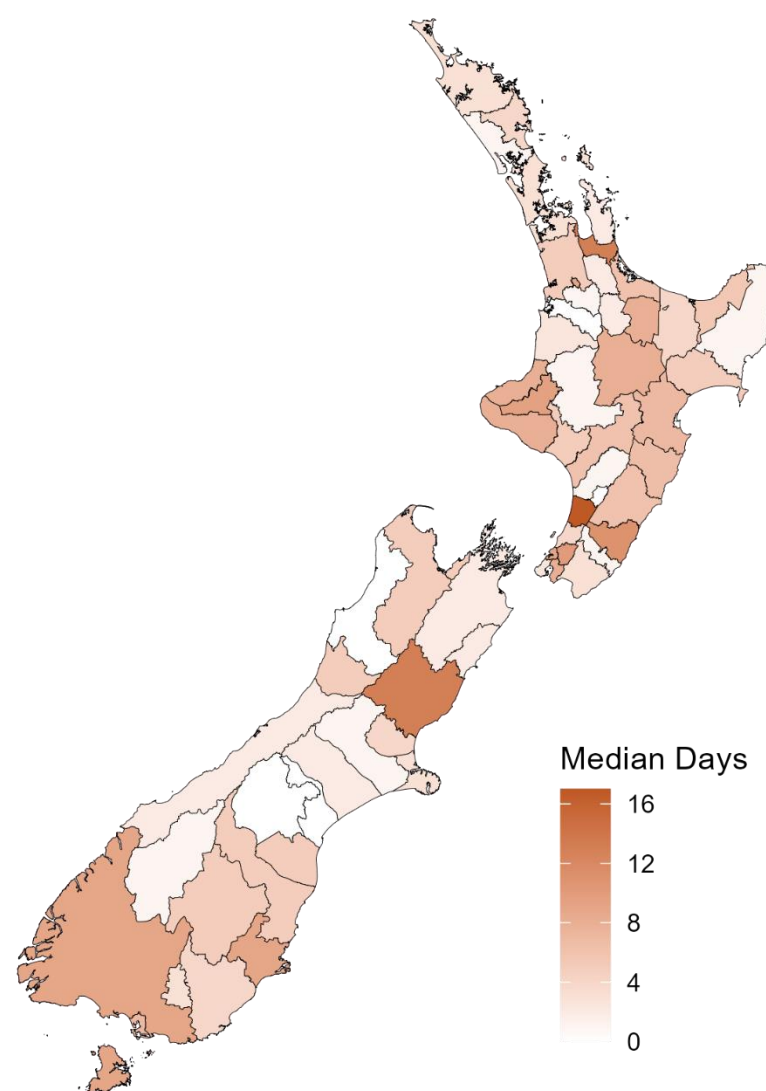


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe		
		BCs	CCCs	BCs	CCCs	
<b>Major Urban</b>	Auckland	16	3	86.2%	96.3%	
	Hamilton City	16	9	98.1%	99.6%	
	Tauranga City	14	0	91.3%	98.1%	
	Hutt City	15	8	97.8%	94.4%	
	Wellington City	6	2	96.3%	99.8%	
	Christchurch City	12	3	99.5%	96.7%	
	Dunedin City	11	9	98.0%	97.1%	
	<b>North Island</b>	Far North	12	3	99.0%	100.0%
		Whangārei	9	4	97.9%	86.2%
Kaipara		12	1	100.0%	100.0%	
Thames-Coromandel		14	2	96.4%	98.9%	
Hauraki		14	13	97.3%	78.3%	
Waikato		13	5	97.6%	98.9%	
Matamata-Piako		17	2	97.3%	99.1%	
Waipa		11	1	98.4%	100.0%	
Ōtorohanga		14	0	83.3%	100.0%	
South Waikato		16	2	98.9%	100.0%	
Waitomo		5	3	100.0%	100.0%	
Taupō		12	8	100.0%	99.5%	
Western Bay of Plenty		15	6	98.5%	100.0%	
Rotorua Lakes		6	8	100.0%	96.4%	
Whakatāne		6	4	100.0%	94.2%	
Kawerau		4	3	100.0%	100.0%	
Ōpōtiki		9	6	77.8%	100.0%	
Gisborne		10	1	98.3%	99.3%	
Wairoa		14	5	100.0%	86.7%	
Hastings		7	7	98.7%	97.5%	
Napier City		11	0	100.0%	100.0%	
Central Hawke's Bay		15	7	81.5%	80.8%	
New Plymouth		10	8	98.5%	98.6%	
Stratford		9	10	98.3%	80.0%	
South Taranaki		11	8	97.2%	83.3%	
Ruapehu		6	1	98.1%	96.4%	
Whanganui		6	5	100.0%	100.0%	
Rangitikei		14	6	96.3%	100.0%	
Manawatu		6	1	98.4%	97.7%	
Palmerston North City		11	0	97.3%	98.5%	
Tararua		10	6	98.6%	98.2%	
Horowhenua		16	17	96.2%	90.4%	
Kāpiti Coast	7	4	98.4%	100.0%		
Porirua City	16	9	98.6%	97.2%		
Upper Hutt City	16	10	90.9%	90.8%		
Masterton	15	11	98.1%	95.3%		
Carterton	5	1	94.3%	100.0%		
South Wairarapa	16	3	96.1%	98.4%		
<b>South Island</b>	Tasman	7	5	98.8%	99.5%	
	Nelson City	10	5	99.3%	99.0%	
	Marlborough	11	2	93.2%	94.3%	
	Kaikōura	7	2	100.0%	100.0%	
	Buller	9	0	95.9%	100.0%	
	Grey	10	5	98.7%	93.9%	
	Westland	11	2	100.0%	96.6%	
	Hurunui	13	13	96.2%	100.0%	
	Waimakariri	13	4	97.5%	98.6%	
	Selwyn	13	1	98.4%	99.4%	
	Ashburton	15	2	89.0%	96.5%	
	Timaru	12	0	95.3%	97.6%	
	Mackenzie	13	0	87.3%	100.0%	
	Waimate	12	5	76.3%	95.0%	
	Waitaki	10	5	100.0%	93.5%	
	Central Otago	14	5	88.3%	92.4%	
	Queenstown Lakes	14	1	90.3%	99.5%	
	Clutha	8	4	97.9%	95.7%	
	Southland	12	9	96.3%	86.2%	
	Gore	12	3	100.0%	100.0%	
	Invercargill City	5	7	98.2%	92.1%	
	Consentium	1	1	100.0%	100.0%	
BCAL	5	2	100.0%	96.6%		

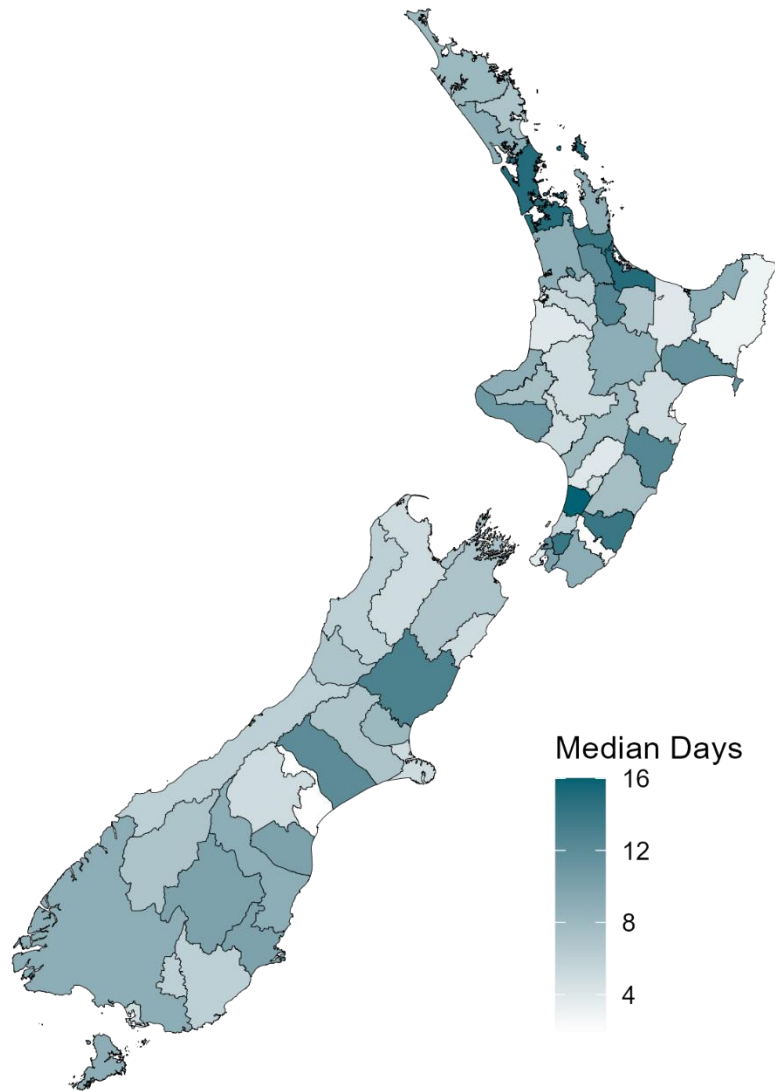
<sup>2</sup> This figure excludes CCC applications across BCAs in which BCAs indicated a CCC application decision is made under section 93(2)(b)(i) of the Building Act 2004

**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.

95.9 per cent of residential applications and 93.0 per cent of commercial applications were processed within the statutory timeframe.

Figure 5: Median days to process applications for residential buildings, excl. Regional Authorities, Consentium and BCAL



Note that most of the applications processed (84.3 per cent) were for residential buildings.

Figure 6: Median days to process applications for commercial buildings, excl. Regional Authorities, Consentium and BCAL

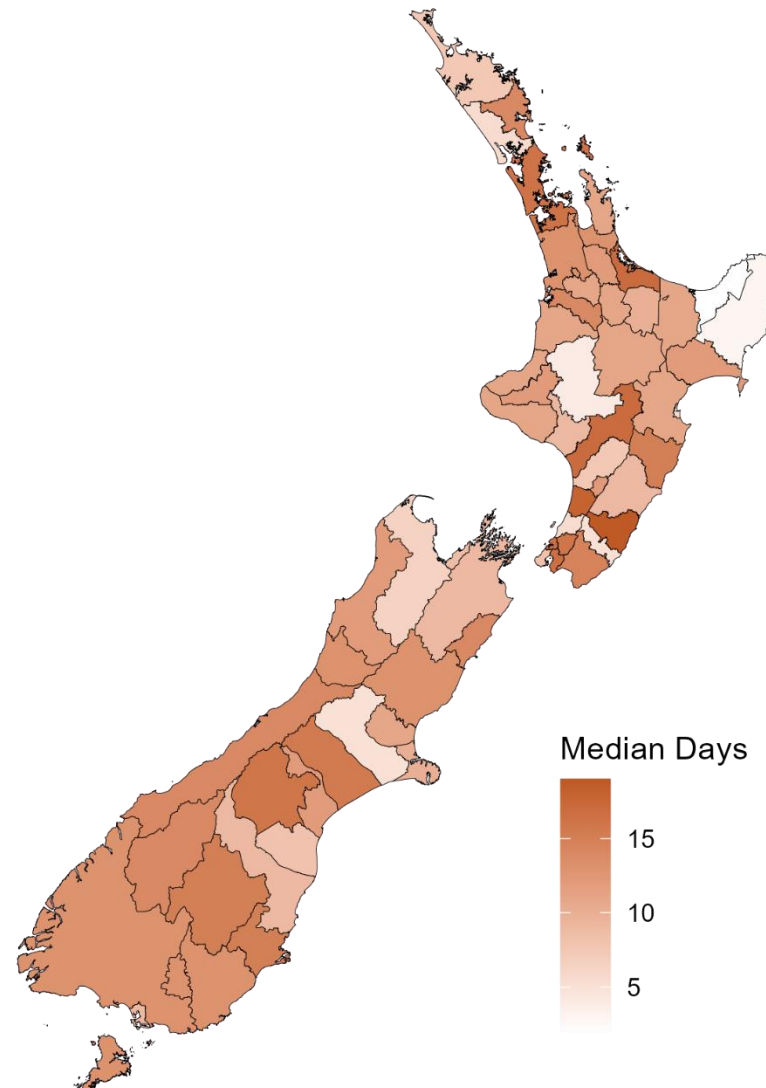


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
<b>Major Urban</b>	Auckland	15	16	88.3%	87.6%
	Hamilton City	12	13	98.7%	98.8%
	Tauranga City	7	16	94.6%	91.9%
	Hutt City	10	17	96.0%	96.6%
	Wellington City	4	8	98.1%	96.3%
	Christchurch City	5	10	98.4%	97.9%
	Dunedin City	10	15	98.6%	92.5%
<b>North Island</b>	Far North	8	8	99.4%	100.0%
	Whangārei	7	14	95.7%	84.7%
	Kaipara	9	6	100.0%	100.0%
	Thames-Coromandel	9	11	97.8%	97.2%
	Hauraki	14	13	89.4%	94.1%
	Waikato	9	13	98.3%	98.0%
	Matamata-Piako	12	12	97.6%	100.0%
	Waipa	6	11	99.1%	98.3%
	Ōtorohanga	6	14	86.5%	95.7%
	South Waikato	13	11	100.0%	95.0%
	Waitomo	4	11	100.0%	100.0%
	Taupō	9	11	99.7%	100.0%
	Western Bay of Plenty	15	17	98.4%	100.0%
	Rotorua Lakes	7	10	98.7%	94.5%
	Whakatāne	4	11	98.4%	94.1%
	Kawerau	3	4	100.0%	100.0%
	Ōpōtiki	9	2	89.7%	80.0%
	Gisborne	3	3	98.4%	100.0%
	Wairoa	12	12	96.4%	87.5%
	Hastings	5	11	98.4%	97.3%
	Napier City	2	6	100.0%	100.0%
	Central Hawke's Bay	13	15	83.3%	71.4%
	New Plymouth	9	11	98.6%	98.6%
	Stratford	8	12	93.3%	94.4%
	South Taranaki	11	11	93.1%	94.4%
	Ruapehu	5	4	100.0%	86.7%
	Whanganui	5	9	100.0%	100.0%
	Rangitikei	8	17	100.0%	85.7%
	Manawatu	4	8	98.4%	94.4%
	Palmerston North City	5	12	98.2%	96.0%
Tararua	8	9	99.1%	94.4%	
Horowhenua	16	18	94.9%	78.9%	
Kāpiti Coast	6	6	99.2%	96.2%	
Porirua City	12	17	98.6%	94.7%	
Upper Hutt City	14	16	91.9%	85.7%	
Masterton	14	19	97.7%	90.9%	
Carterton	2	5	96.9%	100.0%	
South Wairarapa	9	15	97.7%	83.3%	
<b>South Island</b>	Tasman	5	7	99.5%	96.9%
	Nelson City	7	9	99.5%	97.7%
	Marlborough	7	9	93.7%	93.3%
	Kaikōura	5	14	100.0%	100.0%
	Buller	6	12	98.5%	100.0%
	Grey	7	13	98.9%	86.7%
	Westland	6	14	100.0%	94.1%
	Hurunui	13	13	98.5%	95.8%
	Waimakariri	8	11	98.4%	96.2%
	Selwyn	7	5	99.0%	95.8%
	Ashburton	12	16	92.9%	72.7%
	Timaru	2	12	97.1%	90.6%
	Mackenzie	5	16	94.6%	72.7%
	Waimate	10	8	81.6%	88.9%
	Waitaki	9	9	97.3%	100.0%
	Central Otago	10	15	91.9%	81.0%
	Queenstown Lakes	7	14	96.3%	81.6%
	Clutha	6	13	98.4%	88.2%
	Southland	9	13	93.4%	90.2%
	Gore	6	13	100.0%	100.0%
Invercargill City	5	9	98.1%	77.8%	
Consentium	1	6	100.0%	100.0%	
BCAL	5	3	99.7%	100.0%	

## Total Elapsed Timeframe

Total elapsed time refers to the full duration, from the date an application is received by a BCA to the date a decision is made, including both the time taken by the BCA to process applications (statutory timeframe) and the time applicants take to respond if a Request for Information (RFI) is made by the BCA.

Data for the first quarter of 2026 shows the overall median total elapsed time was 16 working days, while the overall median statutory timeframe for BCAs to process an application was nine working days.

Of the 68 BCAs (excluding the regional authorities due to the low number of applications), 62 had a median elapsed time at or below 20 working days (see Figure 7 below).

Among those applications that had an RFI, the median time it took applicants to respond was 9.0 working days. In Table 3, applicant response times are called 'RFI' days.

There are a range of reasons why RFIs are issued by BCAs and why this can slow down the consenting process. A [2024 study](#) conducted by the University of Auckland sheds light on the issue, revealing that 86 per cent of RFIs are linked to sender-related behaviours.

Of these, missing documents account for 66 per cent, incorrect documents for 10 per cent, and coordination issues—such as misalignment between architects and engineers—make up 5 per cent, and obscured documents (which can also be a receiver-related problems) 5 per cent.

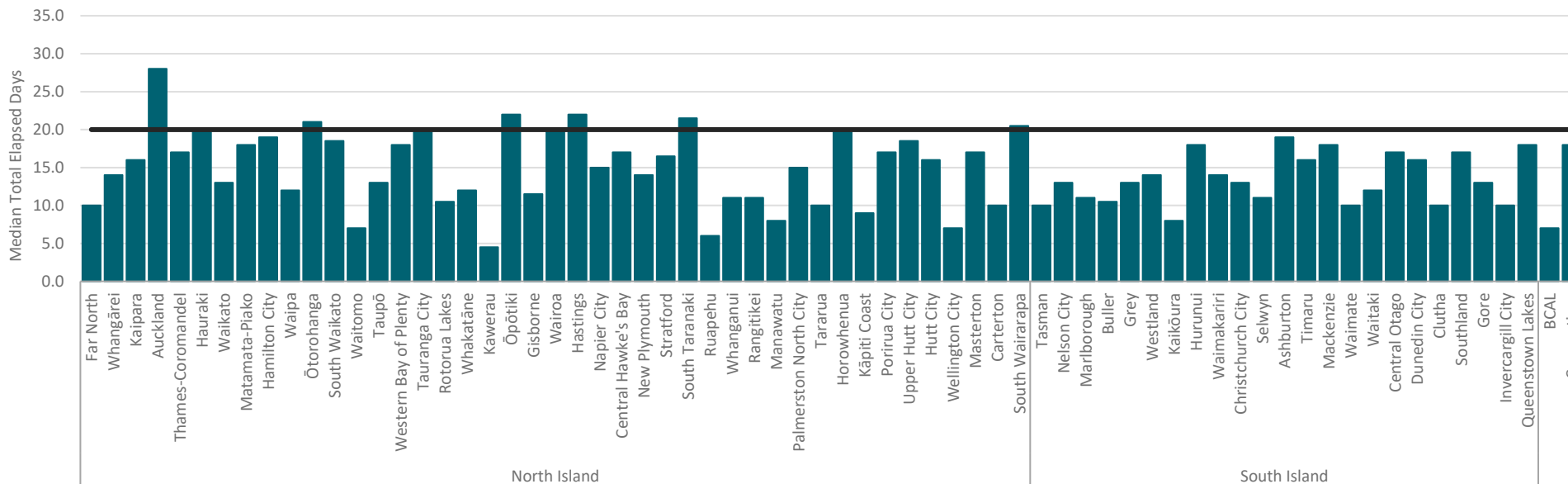
[Analysis of RFIs by MBIE](#) for the year June 2025 reveals a link between the complexity of build and the likelihood of a building consent or code compliance certificate (CCC) application being subject to an RFI.

It is important to note that the median of the processing days and the median of the RFI days do not add up to the median of the total elapsed days (figures in Table 3). This is because each measure is calculated separately and may be based on different applications. Processing time and RFI times can vary widely, so the total time can look different when calculated on its own. Additionally, some information, especially dates is missing or incomplete, meaning not all applications are included in every calculation. These results should be read as general indicators, not exact totals.

Table 3: Median total elapsed times (excl. Regional Authorities due to the lower number of applications).

	Median Days (working days)			Percentage met the timeframe (processing days)
	Processing days	Estimated RFI days (Applications with RFI only)	Total Elapsed days	
<b>Major Urban</b>				
Auckland	15	19	28	88.2%
Hamilton City	12	10	19	98.8%
Tauranga City	10	11	20	94.0%
Hutt City	11	6	16	96.1%
Wellington City	4	1	7	97.8%
Christchurch City	6	11	13	98.3%
Dunedin City	10	13	11	97.6%
<b>North Island</b>				
Far North	7	8	10	99.5%
Whangārei	8	6	14	94.0%
Kaipara	9	8	16	100.0%
Thames-Coromandel	9	10	17	97.7%
Hauraki	14	7	20	90.1%
Waikato	9	8	13	98.3%
Matamata-Piako	12	5	18	97.9%
Waipa	6	2	12	99.0%
Ōtorohanga	8	13	21	89.3%
South Waikato	13	4	19	99.3%
Waitomo	5	8	7	100.0%
Taupō	9	6	13	99.7%
Western Bay of Plenty	15	6	18	98.5%
Rotorua Lakes	7	9	11	98.1%
Whakatāne	5	8	12	97.9%
Kawerau	3	17	5	100.0%
Ōpōtiki	8	15	22	88.2%
Gisborne	3	10	12	98.8%
Wairoa	12	14	20	94.4%
Hastings	7	51	22	98.2%
Napier City	3	9	15	100.0%
Central Hawke's Bay	14	4	17	81.3%
New Plymouth	9	12	14	98.6%
Stratford	9	7	17	93.6%
South Taranaki	11	15	22	93.2%
Ruapehu	5	4	6	97.5%
Whanganui	6	6	11	100.0%
Rangitikei	8	4	11	98.0%
Manawatu	4	6	8	98.1%
Palmerston North City	6	5	15	97.8%
Taranua	8	13	10	98.4%
Horowhenua	16	10	20	93.6%
Kāpiti Coast	6	7	9	99.0%
Porirua City	13	8	17	98.1%
Upper Hutt City	15	9	19	90.9%
Hutt City	14	10	17	97.3%
Wellington City	2	5	10	97.2%
Masterton				
Carterton				
South Wairarapa				
Tasman				
Nelson City				
Marlborough				
Buller				
Grey				
Westland				
Kaikōura				
Hurunui				
Waimakariri				
Christchurch City				
Selwyn				
Ashburton				
Timaru				
Mackenzie				
Waimate				
Waitaki				
Central Otago				
Dunedin City				
Clutha				
Southland				
Gore				
Invercargill City				
Queenstown Lakes				
BCAL				
Consentium				
<b>South Island</b>				
Tasman	6	2	10	99.1%
Nelson City	7	8	13	99.2%
Marlborough	7	9	11	93.6%
Kaikōura	5	12	8	100.0%
Buller	6	3	11	97.2%
Grey	9	3	13	97.2%
Westland	8	9	14	98.7%
Hurunui	13	12	18	98.1%
Waimakariri	9	5	14	98.0%
Selwyn	7	3	11	98.8%
Ashburton	13	10	19	91.6%
Timaru	3	4	16	96.3%
Mackenzie	6	12	18	92.7%
Waimate	10	1	10	82.8%
Waitaki	9	11	12	97.7%
Central Otago	11	6	17	90.0%
Queenstown Lakes	7	6	18	94.7%
Clutha	7	3	10	97.2%
Southland	10	9	17	92.6%
Gore	7	7	13	100.0%
Invercargill City	6	10	10	95.4%
Consentium	1	25	9	100.0%
BCAL	5	0	0	99.7%
<b>Overall</b>	<b>9</b>	<b>9</b>	<b>16</b>	<b>95.5%</b>

Figure 7: Median total elapsed time (in working days)



## DEFINITIONS AND CAVEATS

### Building

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

### Building Categories

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

- **Residential buildings** include standalone houses, apartments, townhouses, units, domestic outbuildings, and other dwellings.
- **Commercial buildings** include hotels, motels, boarding houses, prisons, hospitals, nursing homes, other health buildings, education buildings, social, culture 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 (e.g. Consentium).

### *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.

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### 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.

### Major urban

This category is defined as territorial authorities that had a population greater than 100,000 as of 2018.

### 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.

### 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 year 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.