

CAYMAN ISLANDS



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**THE DEVELOPMENT AND PLANNING  
(AMENDMENT) REGULATIONS, 1997**

CAYMAN ISLANDS

**THE DEVELOPMENT AND PLANNING LAW, (1995 REVISION)**

**THE DEVELOPMENT AND PLANNING (AMENDMENT)  
REGULATIONS, 1997**

The Governor in Council in exercise of the powers conferred by section 38 of the Development and Planning Law (1995 Revision) makes the following Regulations:

1. These Regulations may be cited as the Development and Planning (Amendment) Regulations, 1997. Short title
2. Regulation 6 of the Development and Planning Regulations (1995 Revision) ("the principal regulations") is amended by inserting the following new paragraph- Amendment of regulation 6
  - " 1(A) (a) Subject to section 10(2)(g) of the Law, no person shall construct or change a building without a building permit.
  - (b) Prior to commencing the construction of, or the change to, a building, a person shall apply to the Director for a building permit which shall be accompanied by the fees set out in Schedule 2.
  - (c) Notwithstanding regulation 32(3), this paragraph applies to Little Cayman."
3. The Schedule of the principal regulations is amended by numbering it "1". Amendment of Schedule
4. The principal Regulations are amended by inserting the following as "Schedule 2"- New Schedule 2

“SCHEDULE 2

1. For the purposes of the Law unless the context otherwise requires:

“Area A” means the following registration sections, blocks and parcels-

Registration Section	Block
(a) West Bay	5C, (parcels with water frontage only, but including any parcel subsequently derived from another parcel with water frontage existing at the date of the commencement of these Regulations), 5D, 10A, 10E, 11B, 11C, 11D, 12C, 12D, 12E, 17A.
(b) George Town	13B, 13C, 13E, 13EH (parcels with road frontage on West Bay Road, Eastern Avenue and North Church Street), 13D (parcels with road frontage on Eastern Avenue), 14BG, 14BH, 14BJ, 14C, OPY, 18A.
(c) North Side and East End	33C, 33CJ, 33D 33E, 33M, 39E, 57A, 61A, 65A, 69A, 73A.

2. “Area B” means all other registration sections, blocks and parcels in Grand Cayman and Little Cayman not included in Area A.

The following building permit fees are payable in Area A:

Fee	
For a house less than 1200 square feet	Nil
For an apartment less than 600 square feet	Nil
For an apartment 600 square feet but not exceeding 800 square feet	\$0.50
	per square foot
For a house 1200 square feet but not exceeding 1500 square feet	\$0.10
	per square foot
For a house over 1500 square feet but not exceeding 2,000 square feet	\$0.15
	per square foot
For a house over 2,000 square feet but not exceeding 2,500 square feet	\$0.20
	per square foot
For a house over 2,500 square feet but not exceeding 4,000 square feet	\$0.50
	per square foot
For a house over 4000 square feet	\$1.50
	per square foot
For an addition to a house over 2,500 square feet	\$1.00
	per square foot
For a duplex	\$1.00
	per square foot
For a condominium	\$1.50
	per square foot
For an apartment over 800 square feet	\$1.50
	per square foot
For a restaurant or bar	\$2.00
	per square foot
For an office, shop or other commercial building	\$1.50
	per square foot
For an hotel	\$2.00
	per square foot
For a gas station	\$4.00
	per square foot
For a residential swimming pool	\$400
	flat fee
For a commercial swimming pool	\$1,200
	flat fee

For an illuminated sign	\$20.00
	per square foot
For an industrial building	\$1.00
	per square foot.
3. The following building permit fees are payable in Area B:	
Fee	
For a house less than 1200 square feet	Nil
For an apartment less than 600 square feet	Nil
For an apartment 600 square feet but not exceeding 800 square feet	\$0.25
	per square foot
For a house 1200 square feet but not exceeding 1500 square feet	\$0.05
	per square foot
For a house over 1500 square feet but not exceeding 2,000 square feet	\$0.08
	per square foot
For a house over 2,000 square feet but not exceeding 2,500 square feet	\$0.10
	per square foot
For a house over 2,500 square feet but not exceeding 4,000 square feet	\$0.25
	per square foot
For a house over 4000 square feet	\$0.75
	per square foot
For an addition to a house over 2,500 square feet	\$0.50
	per square foot
For a duplex	\$0.50
	per square foot
For a condominium	\$0.75
	per square foot
For an apartment over 800 square feet	\$0.75
	per square foot
For a restaurant or bar	\$1.00
	per square foot
For an office, shop or other commercial building	\$0.75
	per square foot
For an hotel	\$1.00
	per square foot

For a gas station	\$2.00
	per square foot
For a residential swimming pool	\$200
	flat fee
For a commercial swimming pool	\$600
	flat fee
For an illuminated sign	\$10.00
	per square foot
For an industrial building	\$0.50
	per square foot.

5. Regulation 32(3) of the principal regulations is amended by repealing “29” wherever it appears and substituting “31”. Amendment of regulation 32

A draft of these Regulations was approved by the Legislative Assembly the 2nd day of May, 1997 by Government Motion No. 5/97 in compliance with section 38(3) of the Development and Planning Law (1995 Revision).

GEORGETTE MYRIE  
Clerk of the Legislative Assembly.

Made in Executive Council the 20th day of May 1997.

C.H.PARSONS  
Clerk of the Executive Council.

(Price \$1.60 Cents)