

NABERS

Administration fees FY27

Fees effective from 1 July 2026

Last updated 28 March 2026

In this document, you'll find:

1. NABERS rating fees	2
2. Rating discounts and deals	3
a. Multiple lodgement discounts	3
A. Multiple lodgement discounts	3
• All sectors with water ratings available	3
B. Multiple purchase discounts	3
• Commitment Agreement bulk purchase	3
C. Rating deals	4
• CitySwitch	4
• Co-Assess	4
3. Small building thresholds	5
4. Current deals	6
4. Training Courses and Assessor Fees	7
5. API and Custom Data Services	9
• NABERS API	9
• Custom Data Services	10
6. Terms and Conditions	11



1. NABERS rating fees

These are the NABERS administration fees per rating/lodgement. *Fees include GST and are in AU\$.*

product	Sector / building type	Rating type	NABERS rating fee inc GST
Single rating	office, tenancy, apartment building, hotel, shopping centre, data centre, retirement living, aged care, public hospital	Energy, water, waste, or IE	\$1,935
Combined energy + water ratings	office, apartment building, hotel, shopping centre, retirement living, aged care, public hospital	Energy and Water	\$ 2,740
Single rating – small building*	office, tenancy, apartment building, hotel, shopping centre, data centre, retirement living, aged care	Energy, water, waste, or IE	\$970
Combined energy + water ratings – small building*	office, apartment building, hotel, shopping centre, retirement living, aged care	Energy and water	\$1,370
Single rating – new sectors ¹	non-Gov school, retail store	Energy, water	\$970
Combined energy + water ratings – new sectors ¹	Non-Government school	Energy and Water	\$1,370
NABERS Energy Performance Indicator	building types not covered by current or planned rating tools (see full list on website)	Energy	\$970
Waste platform	All sectors without a waste rating available	Waste	\$770
Waste verification - first rating (includes platform)	tenancy, apartment building, hotel, shopping centre, data centre, retirement living, aged care, non-Gov school, retail store	Waste	\$770
Waste verification (includes platform)	tenancy, apartment building, hotel, shopping centre, data centre, retirement living, aged care, non-Gov school, retail store	Waste	\$1,545
Waste certified rating – first rating (includes platform)	Office, public hospital	Waste	\$970
Waste certified rating – small building* (includes platform)	Office	Waste	\$970
Waste certified rating (includes platform)	Office, public hospital	Waste	\$1,935
Co-Assess	Office base building/whole building and tenancies, or shopping centre and retail store tenancies	Energy	\$3,870
Co-Assess + water	Office or shopping centre	Energy and water (water only on base and whole building)	\$4,670
Co-Assess small building*	Office or shopping centre (small base/whole building)	Energy	\$2,715
Co-Assess small building* + water	Office or shopping centre (small base/whole building)	Energy and water (water only on base and whole building)	\$3,435
Carbon neutral	Office, hotel, shopping centre, data centre, warehouses, cold store	Carbon neutral	\$3,080
Carbon neutral – small building*	Office, hotel, shopping centre, data centre, warehouses, cold store	Carbon neutral	\$2,110
Commitment Agreement	office, tenancy, apartment building, hotel, shopping centre, data centre, retirement living, aged care, schools, warehouse, cold store, retail store	Commitment Agreement	\$11,060
Commitment Agreement – small building*	As above	Commitment Agreement	\$5,530
Agreement to Rate	Any rating type	Agreement to rate	\$2,575
Embodied Carbon as built	building types covered by Embodied Carbon (see full list on website)	Embodied carbon as built	\$4,985
Embodied Carbon as built (small building*)	As above	Embodied carbon as built	\$3,915

* See SECTION 3: Small building thresholds table



2. Rating discounts and deals

Lodging or purchasing multiple ratings at the same time for each building can save you money on NABERS fees.

A. Multiple lodgement discounts

- All sectors with water ratings available

<i>Fees include GST and are in AU\$</i>	Large building	Small building
NABERS Energy rating	\$1,935	\$970
+ NABERS Water rating (discounted when lodged together)	\$805	\$400
Energy and Water total	\$2,740	\$1,370

B. Multiple purchase discounts

- Commitment Agreement bulk purchase

<i>Fees include GST and are in AU\$</i>	Base or whole building (>1000m ²)	Tenancy, or small base or whole building (<1000m ²)
NABERS Commitment Agreement price per Commitment Agreement when purchasing 3 or more	\$7,255	\$3,630



C. Rating deals

Use NABERS Co-assess or a CitySwitch to save money on NABERS lodgement fees.

- CitySwitch**

Find out more here: <https://cityswitch.net.au/>

Fees include GST and are in AU\$

	Office tenancy (>1000m ²)	Office tenancy (<1000m ²)
NABERS Energy Rating with CitySwitch authorisation Tenancies ^{4, 5}	\$970	\$970

- Co-Assess**

Find out more here: <https://www.nabers.gov.au/ratings/spaces-we-rate/co-assess-business>

Fees include GST and are in AU\$

	Office base or whole building and tenancies (base or whole building >2,000 m ²)	Office base or whole building and tenancies - Small (base or whole building <2,000 m ²)	Shopping centre base building and tenancies (base or whole building >12,000 m ²)	Shopping centre base building and tenancies - Small (base or whole building <12,000 m ²)
NABERS Energy Co-Assess ⁶ Base/whole building and tenancies	\$3,870	\$2,715	\$3,870	\$2,715
+ NABERS Water (discounted when lodged together) ⁷ Base/whole building	\$800	\$720	\$800	\$720
Co-Assess Energy and Water total	\$4,670	\$3,435	\$4,670	\$3,435



3. Small building thresholds

Sector	Indicator of Size	Small building threshold
Apartment Buildings	Number of Rated Apartments	<50 apartments
Data Centres (Infrastructure rating)	Assessable IT Energy (kWh)	<1,000,000 kWh
Hotels	Number of Rated Guest Rooms	<50 guest rooms
Office (whole building & base building)	Rated Net Lettable Area (NLA)	<2,000 m ²
Office (tenancy)	Rated Net Lettable Area (NLA)	<1,000 m ²
Private Schools	Gross Floor Area	<3,500 m ²
Residential Aged Care	Occupied Bed Days	<25,000 OBD
Retirement Living	Rated Dwellings	<50 dwellings
Retail Stores (standalone)	Rated Gross Lettable Area Retail (GLAR)	<700 m ²
Retail Stores (tenancy)	Rated Gross Lettable Area Retail (GLAR)	<100 m ²
Shopping Centres	Rated Gross Lettable Area Retail (GLAR)	<12,000 m ²
Warehouse	Rated Site Area	<5,000 m ²
Embodied carbon	Rated Site Area	<2,000 m ²



4. Current deals

50% discount introductory offer for new sectors ¹:

- New sector facilities get 50% off for their first NABERS Energy rating for the first 3 years from date of launch. Current new sector discounts are available for ratings lodged before
 - Non-government schools until 31 July 2027
 - Retail stores until August 31 2027.
- Waste Rating and Waste Verification for first time users.
 - 50% discount introductory offer for first time buildings receiving a waste rating (offices only) or waste verification.

NABERS Energy Commitment Agreement for new sectors ²:

- Be one of the first three NABERS Energy Commitment agreements in Residential aged care and retirement living, Shopping centres, Data centres, Warehouses and cold stores, non-government schools or Retail stores to qualify for a free Commitment Agreement.
- Free for the first three ratings in each sector only.
- Thereafter price for a NABERS Energy Commitment Agreement is \$5,530 (small buildings) or \$11,060 (medium to large buildings) including GST.



4. Training Courses and Assessor Fees

Training is available to become an Accredited NABERS Assessor. **All fees are including GST.**

Any individual who identifies as Aboriginal or Torres Strait Islander is eligible for a 50% discount on any training fees. Contact nabers@environment.nsw.gov.au to find out more.

Training courses	Delivery Mode	Fee (incl. GST)	Description
New Assessors Accreditation courses			
NABERS Energy & Water for Offices	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy & Water for offices modules
NABERS Energy & Water for Shopping Centres	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy & Water for Shopping Centres modules
NABERS Energy & Water for Apartment Buildings	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy & Water for Apartment Buildings modules
NABERS Energy & Water for Hotels	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy & Water for Hotels modules
NABERS Energy for Data Centres	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy for Data Centres modules
NABERS Indoor Environment for Offices	Online	\$2,660	Includes NABERS Assessor 101, and Indoor Environment for Offices modules
NABERS Waste for Offices	Online	\$2,660	Includes NABERS Assessor 101, and Waste for Offices modules
NABERS Energy & Water for Residential Aged Care and Retirement Living	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy & Water for Residential Aged Care and Retirement Living modules
NABERS Energy for Warehouses and Cold Stores	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy for Warehouses and Cold Stores modules
NABERS Energy & Water for Non-Government Schools	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy for Non-Government Schools modules
NABERS Energy for Retail Stores	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy for Retail Stores modules
NABERS Energy Performance Indicator	Online	\$3,720	Includes NABERS Assessor 101, Metering and Consumption and Energy for NABERS Energy Performance Indicator modules



Introductory modules			
NABERS Assessor 101	Online	\$1,110	The prerequisite module for those seeking NABERS Accreditation
Metering and Consumption	Online	\$1,110	The prerequisite module for those seeking NABERS Accreditation in an Energy tool
NABERS Essentials	Online	FREE	High level introduction to NABERS
Demystifying Carbon Neutral	Online	FREE	High level introduction to Carbon Neutral
Extra accreditation modules ^{8, 9}			
NABERS Energy & Water for Offices	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy & Water for Apartment Buildings	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy & Water for Shopping Centres	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy & Water for Hotels	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy for Data Centres	Online	\$1,585	Self-paced course & exam (approx. 1 day)
Carbon Neutral Certification	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Waste for Offices	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Indoor Environment for Offices	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy & Water for Residential Aged Care and Retirement Living	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy for Warehouses and Cold Stores	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy & Water for Non-Government Schools	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy for Retail Stores	Online	\$1,585	Self-paced course & exam (approx. 1 day)
NABERS Energy Performance Indicator	Online	\$1,585	Self-paced course & exam (approx. 1 day)
Exam resit fees ¹⁰			
All exam resits		\$505	Required when mark is between 50% and 74%
Other			
Additional Supervised Rating		\$1,720	Where required under the Auditing or Accreditation procedures
Annual Accreditation fee		\$1,000	Annual accreditation fee paid every year



5. API and Custom Data Services

NABERS API

Access NABERS rating calculations and rating register data programmatically to integrate into your own systems.

Access to the API is charged as an annual fee for a 12 month licence. For renewals, notify NABERS to extend the licence for another 12 months and pay the relevant fees.

API licence purchases

- Rating Register
 - \$1,545 (Inc GST)
 - 12 months licence

- Rating Calculator – Low volume tier
 - Up to 10 unique buildings (usage limit)
 - \$1,545 (Inc GST)
 - 12 months licence

- Rating Calculator – High volume tier
 - More than 10 unique buildings (usage limit)
 - \$6,170 (Inc GST)
 - 12 months licence

Licence Upgrade

- Licence tier upgrade
 - Upgrade from Low volume to High volume calculator licence
 - \$4,630 (Inc GST)
 - Can be purchased anytime on a pro-rata basis within the current licence period

- Technical Request Limit Increase
 - For an additional 1000 calls per day
 - \$6,170 (Inc GST)
 - Can be purchased anytime on a pro-rata basis within the current licence period

- Additional rating calculator access key
 - \$6,170 (Inc GST)

Contact nabers@environment.nsw.gov.au to discuss licence upgrade request. These will be assessed on a case-by-case basis

Available Building Types and Tools

	Rating Register and Rating Calculator
Available building types	Office buildings (whole building, base building and tenancies), Shopping centres, Hotels, Data centres, Apartment buildings, Residential aged care and Retirement living, Warehouses and cold stores, Schools, Retail Stores
Available tools (where available)	Energy, Water, Indoor Environment, Energy Performance Indicator

Offers

- Customers purchasing the rating calculator licence (either tier) may access the rating register at no additional cost.
- Customers purchasing the rating register licence may access the rating register (low volume tier only) at no additional cost.
- Customers purchasing both rating register and rating calculator must select both licences in the API Terms and Conditions to take advantage of this offer.

See nabers.gov.au/our-api for product details, Technical Documentation and Terms & Conditions



Custom Data Services

This covers all forms of custom data services for NABERS rating data. Fees are billed in half day charge out fees and the total cost is dependent on the time taken to accomplish the request. Charge out rates are as follows:

- Half day = \$1,545
- Full day = \$3,075

A quote will be provided in advance upon request.

Examples include:

- Historical datasets
- Portfolio reporting
- Data trends over time
- Interrogation of data

Data can be provided as:

- Excel datasets
- PDF data visualisation insights

Contact nabers@environment.nsw.gov.au for data requests



6. Terms and Conditions

Note: Only one offer is applicable at any one time. They cannot be used together or in conjunction with another discount/offer.

¹ 50% discount introductory offer the first 3 years post-launch for new NABERS rating sectors. Ratings must be lodged by:

- Warehouses until 31 August 2025
- Cold stores until 31 August 2025
- Non-government schools until 31 July 2027
- Retail stores until 31 August 2027.

² Free for the first 3 agreements in each sector only.

³ Includes the Australian Government Department of the Environment and Energy fee. Carbon Neutral Certifications are an extra component of other NABERS ratings (i.e. on top of an Energy or Water rating).

⁴ Customers can claim either the 50% CitySwitch discount OR the 50% small tenancy discount.

⁵ The application can only contain two Energy ratings for a single property including one tenancy rating for a CitySwitch signatory tenancy. On provision of a CitySwitch discount authorisation.

⁶ The application can contain the Base Building rating, Whole Building rating and multiple Tenancy ratings for the same property. The price doesn't depend on the number of tenancies included within the application.

⁷ The application can contain the Base Building rating, Whole Building rating and multiple Tenancy ratings for the same property. The price doesn't depend on the number of tenancies included within the application.

⁸ All accreditation courses include one accreditation exam attempt.

⁹ Supervision always required for an assessor's first rating for NABERS Energy for Offices, Apartment Buildings, Data Centres, Carbon Neutral as well as Retirement Living and Residential Aged Care. Also, Hotels, Shopping Centres and Warehouses and Cold Stores (unless assessor has already been supervised prior for Offices). All fees include a supervision fee unless otherwise stated.

¹⁰ The exam resit rules:

- a. The exam pass mark is 80% and over.
- b. If your mark is between 75% and 80%, To become an Accredited Assessor, you will need to resit the exam questions you got wrong, but you won't be charged on your first attempt.
- c. The fail mark is 74% and below. To become an Accredited Assessor, you'll have to resit the exam and will be charged the relevant resit fee.
- d. You will need to recomplete the course at the full price if you obtain less than 50%.