



SUKOHARJO REGENT
PROVINCE OF CENTRAL JAVA
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 6 OF 2022
ABOUT
BUILDING APPROVAL LEVIES

BY THE GRACE OF GOD ALMIGHTY
REGENT SUKOHARJO,

- Considering: a. that buildings are one of the physical manifestations of spatial utilization, taking into account the interests of the community, justice and environmental sustainability in order to realize people's welfare and balanced development;
- b. that in order to optimize the role of Regional Government in the development and supervision of buildings, it is necessary to determine Building Approval levies;
- c. that in order to implement the provisions of Article 347 paragraph (2) of Government Regulation Number 16 of 2021 concerning Implementing Regulations of Law Number 28 of 2002 concerning Buildings, Sukoharjo Regency Regional Regulation Number 13 of 2011 concerning Regional Retributions as amended several times, most recently by Regulation Sukoharjo Regency Region Number 3 of 2020 concerning the Second Amendment to Sukoharjo Regency Regional Regulation Number 13 of 2011 concerning Regional Retributions, in particular the provisions regarding building construction permits are no longer in accordance with legal developments and community needs in Sukoharjo Regency so they need to be revoked and replaced;
- d. that based on the considerations referred to in letters a, b, and c, it is necessary to stipulate a Regional Regulation concerning Building Approval Retribution;

Remember : 1. Article 18 paragraph (6) of the State Constitution
Republic of Indonesia Year 1945;

2. Law Number 13 of 1950 concerning the Establishment of Regency Areas within the Province of Central Java as amended by Law Number 9 of 1965 concerning the Formation of the Level II Region of Batang by amending Law No. 13 of 1950 concerning the Formation of Regency Areas within the Province of Central Java (State Gazette of 1965 Number 52, Supplement to State Gazette Number 2757);

3. Law Number 23 of 2014 concerning Regional Government (State Gazette of the Republic of Indonesia of 2014 Number 244, Supplement to the State Gazette of the Republic of Indonesia Number 5587),
as amended several times, most recently by Law Number 11 of 2020 concerning Job Creation (State Gazette of the Republic of Indonesia of 2020 Number 245, Supplement to State Gazette of the Republic of Indonesia Number 6573);

4. Law Number 1 of 2022 concerning Financial Relations between the Central Government and Regional Governments (State Gazette of the Republic of Indonesia of 2022 Number 4, Supplement to the State Gazette of the Republic of Indonesia Number 6757);

5. Government Regulation Number 16 of 2021 concerning Regulations for Implementing Law Number 28 of 2002 concerning Buildings (State Gazette of the Republic of Indonesia of 2021 Number 26, Supplement to State Gazette of the Republic of Indonesia Number 6628);

With Mutual Consent

REGIONAL PEOPLE'S REPRESENTATIVE COUNCIL OF SUKOHARJO DISTRICT

And

SUKOHARJO REGENT

DECIDE:

To stipulate: REGIONAL REGULATIONS CONCERNING RETRIBUTIONS
BUILDING APPROVAL.

PIG

GENERAL REQUIREMENTS

article 1

In this Regional Regulation what is meant by:

1. The region is Sukoharjo Regency.

2. Regional Government is the Regent as an element of the regional government administrator who leads the implementation of government affairs which fall under the authority of the autonomous region.
3. Regent is the Regent of Sukoharjo.
4. Regional Apparatus is an auxiliary element of the Regent and the Regional People's Representative Council in the implementation of Government Affairs which are the authority of the Region.
5. Regional levies, hereinafter referred to as levies, are regional levies as payments for services or granting of certain permits specifically provided and/or granted by the regional government for the benefit of private persons or entities.

6. A building is a physical form resulting from construction work which is integrated with its location, partly or wholly above and/or in the ground and/or water, which functions as a place for humans to carry out their activities, whether for residence or residence, religious activities, activities business, social, cultural and special activities.

7. Building Approval, hereinafter abbreviated as PBG, is a permit granted to building owners to build new, change, expand, reduce, and/or maintain buildings in accordance with building technical standards.

8. Certificate of appropriate functioning of a building, hereinafter abbreviated as SLF, is a certificate given by the Regional Government to certify the appropriate functioning of a building before it can be used.

9. Letter of Evidence of Building Ownership, hereinafter abbreviated to SBKBG, is a letter of proof of right to ownership status of the Building.

10. Building Inspector, hereinafter referred to as Inspector, is an individual who has competence and is assigned by the central government or Regional Government in accordance with their authority to carry out inspections of the building management.

11. Building Infrastructure is the complete facilities inside and outside the Building that support the fulfillment of the Building's functions.

12. Letter of Determination of Regional Retribution, hereinafter abbreviated as SKRD, is a letter of determination of levy which determines the principal amount of levy owed.

13. Certain Permits are certain activities of the Regional Government in the context of granting permits to private persons or Entities intended for fostering, regulating, control and supervision of activities, utilization of space, as well as the use of natural resources, goods, infrastructure, facilities or certain facilities to protect public interests and preserve the environment.
14. Certain Licensing Levies are levies for certain activities of the Regional Government in the framework of granting permits to individuals or entities intended for development, for which regulate, control and supervise or activities the use of space, the use of natural resources, goods, infrastructure, certain facilities or facilities to protect public interest and protecting the environment.
15. Retribution Compulsory is an individual or Entity who according to the Retribution legislation is required to make payment of Retribution, including certain Retribution collectors.
16. Regional Retribution Payment Letter, hereinafter abbreviated as SSRD, is proof of payment or retribution payments that have been made with using a form or by other means to the regional treasury through the payment place appointed by the Regional Head.
17. Overpaid Regional Retribution Decree, hereinafter abbreviated as SKRDLB, is a Levy decree which determines the amount of excess payment of Retribution because the amount of the Retribution credit is greater than the Retribution that is owed or should not be owed.
18. Subsequent Regional Retribution Bills abbreviated as STRD is a letter to collect levies and/or administrative sanctions in the form of interest and/or fines.
19. Civil Servant Investigators, hereinafter referred to as PPNS, are certain Civil Servant Officials within the Regional Government who are given special authority by law to carry out investigations into violations of Regional Regulations which contain criminal provisions.
20. Investigation of criminal acts in the field of Regional Retributions, hereinafter referred to as Investigation, is a series of actions carried out by PPNS to search for and collect evidence to shed light on criminal acts in the field of Retributions that have occurred and to find the suspect.

21. Audit is a series of activities to collect and process data, information and/or evidence which is carried out objectively and professionally based on an audit standard to test compliance with regional levy obligations and/or for other purposes in order to implement the provisions of regional levy laws and regulations. .

CHAPTER II

NAME, OBJECT, AND SUBJECT OF RETRIBUTION

Section 2

Under the name PBG Retribution, a Retribution is levied on the issuance of PBG and the issuance of SLF for Buildings or Building Infrastructure.

Article 3

- (1) The object of Retribution as intended in Article 2 is the issuance of PBG and SLF.
- (2) Issuance of PBG and SLF as referred to in paragraph (1) includes consulting services for compliance with technical standards, issuance of PBG, inspection of buildings, issuance of SLF and SBKBG, and printing of SLF placards.
- (3) In the case of Buildings that have been built and do not yet have PBG, to obtain PBG, you must arrange SLF in accordance with the provisions of the laws and regulations.
- (4) The issuance of PBG and SLF as intended in paragraph (1) is provided for applications agreement:
 - a. new development;
 - b. Buildings that have been built and do not yet have PBG and/or SLF;
 - c. PBG changes to:
 1. changes in the function of the building;
 2. changes in building layers;
 3. changes in building area;
 4. changes in the appearance of the building;
 5. changes in specifications and dimensions of components in buildings that affect safety and/or health aspects;
 6. Strengthening Buildings against medium or heavy damage levels;
 7. protection and/or development of cultural heritage buildings; or
 8. repair of existing buildings in the cultural heritage area.
- (5) PBG changes as referred to in paragraph (4) letter c, are not required for maintenance work and maintenance work.

- (6) Excluded as an object of Retribution as intended in paragraph (1) for the issuance of PBG and SLF for buildings owned by the central government, Provincial Government, Regional Government, or buildings that have religious functions.

Article 4

- (1) The subject of PBG Retribution is any individual or Entity who obtains PBG and SLF.
 (2) Mandatory PBG Retribution is an individual or entity who is required to pay PBG Retribution.

CHAPTER III

RETRIBUTION GROUPS

Article 5

PBG levies are classified as certain licensing levies.

CHAPTER IV

HOW TO MEASURE LEVELS OF SERVICE USE

Article 6

- (1) The amount of the PBG Retribution owed is calculated based on the multiplication of the level of service usage for service provision and the unit price of the PBG Retribution.
- (2) The level of service use for the provision of services as intended in paragraph (1) is measured based on a formula that reflects the costs of providing services.
- (3) The unit price of PBG Retribution as referred to in paragraph (1) consists of:
- a. locality index and highest unit price standard for Buildings; or
 - b. unit price of Building Infrastructure Retribution Buildings for Building Infrastructure.
- (4) The formula as intended in paragraph (2) consists of over the formula for:
- a. Building; And
 - b. Building Infrastructure.
- (5) The Building Formula as referred to in paragraph (4) letter a, consists of:
- a. total floor area;
 - b. integrated index; And
 - c. Built Building Index.
- (6) The Building Infrastructure Formula as referred to in paragraph (4) letter b, consists of:
- a. volume;
 - b. Building Infrastructure Index; and c. Built Building Index.

CHAPTER V

PRINCIPLES AND TARGETS FOR DETERMINING TARIFFS

Article 7

- (1) Principles and targets for determining the amount of Retribution rates PBG is based on a goal to close part of the costs of organizing the publication of PBG and SLF.
- (2) The costs of organizing the PBG and SLF issuance as intended in paragraph (1) include:
- a. issuance of PBG and SLF documents;
 - b. Inspector's inspection;
 - c. law enforcement;
 - d. administration; and e.
- cost of the negative impact of the issuance of PBG and SLF.

CHAPTER VI

TARIFF STRUCTURE AND AMOUNT

Article 8

- (1) The structure and amount of PBG Retribution rates are determined based on inspection activities for compliance with technical standards and consulting services for:
- a. Building:
The levy rate for buildings is calculated based on the total floor area (LLt) multiplied by the Locality Index (Ilo) multiplied by the Highest Standard Unit Price (SHST) multiplied by the Integrated Index (It) multiplied by the Built Building Index (Ibg) or by the formula:

$$LLt \times (Ilo \times SHST) \times It \times Ibg$$

- b. Building Infrastructure:
The levy rate is calculated based on Volume (V) multiplied by the Building Infrastructure Index (I) multiplied by the Built Building Index (Ibg) multiplied by the Building Infrastructure Levy Unit Price (HSpbg) or by

formula:

$$V \times I \times Ibg \times HSpbg$$

- (2) The integrated index as referred to in paragraph (1) is calculated based on the function index (If) multiplied by the sum of the parameter weight (bp) multiplied by the parameter index (Ip) multiplied by the ownership factor (Fm) or by the formula:

$$If \times \sum (bp \times Ip) \times Fm$$

- (3) Details of the calculation of the tariff structure and amount as referred to in paragraph (1) are listed in the Appendix which is an integral part of this Regional Regulation.

Article 9

- (1) The PBG Retribution Rate as referred to in Article 8 is reviewed every 3 (three) years at the latest.
- (2) Review of the PBG/index levy rates as intended in paragraph (1) is only against the price amounts in the HSBGN/SHST and Locality Index tables.
- (3) The review of PBG Retribution rates as referred to in paragraph (1) is carried out with due observance price index and economic development.
- (4) The determination of PBG Retribution rates as referred to in paragraph (1) and paragraph (2) is regulated in a Regent's Regulation.

CHAPTER VII

COLLECTION OF RETRIBUTIONS

Part One

Payment of PBG Levy

Article 10

- (1) PBG levies are collected in the Region.
- (2) The Regent or the appointed Official determines the payable PBG Retribution using SKRD or other equivalent documents.
- (3) Further provisions regarding the procedures for issuing and submitting SKRD or other equivalent documents as intended in paragraph (2) are regulated in a Regent's Regulation.

Article 11

- (1) Payment of PBG Retribution is made all at once or paid off no later than 7 (seven) working days from the issuance of the SKRD or other equivalent documents.
- (2) Payment of Retribution as referred to in paragraph (1) shall be given proof of payment and recorded in the receipt book.
- (3) The results of Retribution receipts are deposited into the Regional Treasury through the Special Treasurer for Recipient of Regional Devices no later than 1 x 24 Hours.
- (4) Form, content, quality, size, book and proof of payment, as well as payment procedures are further regulated in a Regent's Regulation.

The second part
PBG Retribution Billing
Article 12

- (1) Billing for PBG Retribution that is payable uses a Retribution invoice and is preceded by a warning letter or warning letter or other similar letter.
- (2) A letter of reprimand or warning letter or other similar letter as the initial action for collecting Retribution is issued 7 (seven) days after the due date of payment.
- (3) Within a period of 7 (seven) days after the date of the letter of reprimand or warning letter or other similar letter is delivered, the Compulsory Levy must pay off the levy owed.
- (4) A letter of reprimand, warning letter or other similar letter as intended in paragraph (1), is issued by the Regent or appointed official.

Third Part
PBG Relief, Reduction, and Exemption from Retribution
Article 13

- (1) Regent or appointed official can give relief, reduction, exemption or postponement of PBG Levy.
- (2) The granting of reduction, relief, exemption or postponement as referred to in paragraph (1), given by looking at the ability of the Compulsory Retribution and the condition of the PBG Retribution object.
- (3) Further provisions regarding procedures for relief, reduction, exemption or postponement of Retribution as referred to in paragraph (1) are further regulated in a Regent's Regulation.

Fourth Part
Administrative Sanctions
Article 14

In the event that the Retribution Compulsory does not pay on time or is less, it will be subject to administrative sanctions in the form of interest of 2% (two percent) per month on the outstanding Retribution that is not paid or underpaid and is billed using STRD.

CHAPTER VIII
VOTING INCENTIVES

Article 15

- (1) Regional Apparatuses that carry out the collection of PBG Retribution can be given incentives on the basis of achieving certain performance.
- (2) The provision of incentives as referred to in paragraph (1) is determined through the Revenue Budget and Regional Shopping.

- (3) Further provisions regarding the procedures for providing incentives as intended in paragraph (1) are further regulated in the Regent's Regulations guided by the applicable laws and regulations.

CHAPTER IX
ELIMINATION OF RETRIBUTION RECEIVABLES
EXPIRED

Article 16

- (1) The right to collect Retribution expires after 3 (three) years from the time the Retribution becomes payable, unless the Retribution Compulsor commits a criminal offense in the field of Retribution.
- (2) The deferred Retribution collection expires if:
 - a. issued a letter of warning; or
 - b. there is acknowledgment of Retribution debt from Retribution Compulsory, either directly or indirectly.
- (3) In the event that a warning letter is issued as referred to in paragraph (2) letter a, the billing expiration date is calculated from the date the warning letter is received.
- (4) Direct recognition of Retribution Debt as intended in paragraph (2) letter b, means that the Retribution Obligor consciously states that he still has a Retribution debt and has not paid it off to the Regional Government.
- (5) Indirect recognition of Retribution debt as intended in paragraph (2) letter b, can be known from the submission of a request for installments or postponement of payment and a request for objection by the Retribution Obligor.

Article 17

- (1) Retribution receivables that cannot be collected again because the right to collect them has expired can be written off.
- (2) The Regent determines the decision to write off expired regional Retribution receivables as intended in paragraph (1).
- (3) Further provisions regarding the procedures for deletion as referred to in paragraph (1) are regulated by a Regent's Regulation.

CHAPTER X
OBJECT

Article 18

- (1) Compulsory retribution can submit an objection to the Regent or appointed official on the SKRD or other equivalent documents.

- (2) Objections are submitted in writing in the Indonesian language accompanied by clear reasons.
- (3) Objections must be submitted within a maximum period of 3 (three) months from the date the SKRD is issued, except if the person who is obligated to charge can show that the said period cannot be fulfilled due to circumstances beyond his control.
- (4) Submission of objections does not delay the obligation to pay Retribution and the implementation of collection of Retribution.
- (5) Further provisions regarding the procedure for filing an objection as referred to in paragraph (1), shall be regulated by a Regent's Regulation.

Article 19

- (1) Regent or appointed official within a period of 6 (six) months from the date of the letter
If the objection is accepted, a decision must be made on the objection submitted.
- (2) The Regent's decision on objections may take the form of accepting in whole or in part, rejecting, or increasing the amount of the Retribution owed.
- (3) If the time period as referred to in paragraph (1) has passed and no decision has been made, the objection submitted is deemed to have been granted.

Article 20

- (1) If the objection is granted in part or in whole, the excess payment of Retribution is returned plus an interest fee of 2% (two percent) a month for a maximum of 12 (twelve) months.
- (2) The interest consideration as intended in paragraph (1), is calculated from the month of repayment until the SKRD is issued.

CHAPTER XI

REFUND OF OVERPAYMENTS

Article 21

- (1) For the excess payment of levies, the obligatory levies can submit a request for refund to the Regent or appointed official.
- (2) The Regent or Official appointed within a maximum period of 6 (six) months, from the receipt of the application for the return of the excess payment of Retribution as intended in paragraph (1), must provide a decision.

- (3) If the time period as intended in paragraph (2) has been exceeded and there is no decision, request a refund of payment

The levy is considered granted and the SKRDLB must be issued within a maximum period of 1 (one) month.

- (4) If the Retribution Recipient has a Retribution Debt
Otherwise, the excess payment of Retribution is immediately calculated to pay off the Retribution debt first.
- (5) Refund of excess payment of Levies as referred to in paragraph (1) is carried out within a maximum period of 2 (two) months since the issuance of the SKRDLB.
- (6) If the return of the excess Retribution payment is made after 2 (two) months have passed, the Regent or appointed Official shall provide an interest reward of 2% (two percent) a month for the delay in payment of the excess Retribution payment.
- (7) Further provisions regarding Procedures for returning the overpayment of Levies as referred to in paragraph (1), shall be further regulated by a Regent's Regulation.

CHAPTER XII

RETRIBUTION EXAMINATION

Article 22

- (1) The Regent has the authority to carry out inspections to test compliance with the fulfillment of Retribution obligations in order to implement the Retribution laws and regulations.
- (2) Compulsory Retribution that is examined must:
- a. show and/or lend books or records, documents on which they are based and other documents related to the object of Retribution that is owed;
 - b. provide agreement to enter the place or room that is deemed necessary and provide assistance in the smooth running of the inspection; and/or To use
 - c. provide the necessary information.
- (3) Further provisions regarding the procedures for inspection as referred to in paragraph (1) shall be regulated by a Regent's Regulation.

CHAPTER XIII
INVESTIGATION

Article 23

- (1) PPNS is given special authority as an investigator to carry out investigations of criminal acts in the field of Retribution.
- (2) PPNS as referred to in paragraph (1), are certain Civil Service Officials within the Regional Government who are appointed by authorized Officials in accordance with the provisions of the applicable laws and regulations.
- (3) PPNS authority as referred to in paragraph (1), is:
 - a. receive, seek, collect, and examine information or reports relating to criminal acts in the field of Retribution so that the information or reports are more complete and clear;
 - b. researching, searching for, and gathering information about individuals or entities regarding the truth of the actions committed in connection with the criminal act of Retribution;
 - c. request information and evidence from individuals or entities in connection with criminal acts in the field of Retribution;
 - d. carry out searches to obtain evidence of bookkeeping, recording and other documents, and confiscate such evidence;
 - e. request assistance from experts in carrying out the task of investigating criminal acts in the field of Retribution;
 - f. order to stop and/or prohibit someone from leaving the room or place while the examination is in progress and check the identity of the person, object, and/or documents that are being carried as referred to in letter e;
 - g. photographing someone related to an act Retribution penalty;
 - h. summon people to hear their statements and be examined as suspects or witnesses;
 - i. stop the investigation; and/or
 - j. carry out other actions necessary for the smooth investigation of criminal acts in the field of Retribution in accordance with the provisions of statutory regulations;

- (4) The PPNS as referred to in paragraph (1) notifies the start of the investigation and submits the results of the investigation to the Public Prosecutor through Investigators from the State Police of the Republic of Indonesia, in accordance with the provisions stipulated in Law Number 8 of 1981 concerning Criminal Procedure Code.

CHAPTER XIV
CRIMINAL PROVISIONS

Article 24

- (1) Retribution Compulsory Persons who do not carry out their obligations to the detriment of regional finances are threatened with imprisonment for a maximum of 3 (three) months or a fine of a maximum of 3 (three) times the amount of the outstanding Retribution that is not or underpaid.
- (2) Criminal acts as intended in paragraph (1) are violations.
- (3) The fine as referred to in paragraph (1) is state revenue.

CHAPTER XV
TRANSITIONAL PROVISIONS

Article 25

Buildings that have obtained a building construction permit from the Regional Government before this Regional Regulation comes into force, the permit will still remain valid until the permit expires.

CHAPTER XVI
CLOSING

Article 26

When this Regional Regulation comes into force, Sukoharjo Regency Regional Regulation Number 13 of 2011 concerning Regional Retributions (Sukoharjo Regency Regional Gazette of 2011 Number 13, Supplement to Sukoharjo Regency Regional Gazette Number 191) as amended several times, most recently by Sukoharjo Regency Regional Regulation Number 3 of 2020 concerning the Second Amendment to Sukoharjo Regency Regional Regulations Number 13 of 2011 concerning Regional Retributions (Sukoharjo Regency Regional Gazette of 2020 Number 3, Supplement to Sukoharjo Regency Regional Gazette Number 289) insofar as it regulates Retributions for Building Permits, is revoked and declared invalid.

Article 27

Implementing regulations for this Regional Regulation must be established no later than 1 (one) year from the promulgation of this Regional Regulation.

Article 28

This local regulation are applied at the date stated.

So that everyone knows, it is ordered to promulgate this Regional Regulation by placing it in the Regional Gazette of Sukoharjo Regency.

Established in Sukoharjo
on October 20, 2022
REGENT SUKOHARJO,

signed

ETIK SURYANI

Promulgated in Sukoharjo
on October 20, 2022

REGIONAL SECRETARY
SUKOHARJO DISTRICT,

signed

WIDODO

SUKOHARJO DISTRICT REGIONAL GAZETTE
YEAR 2022 NUMBER 6

Copy according to the original
HEAD OF LEGAL SECTION,

SIGNED

RETNO WIDIYANTI B, SH
coach

NIP. 19790801 200501 2 010

EXPLANATION
ON
REGIONAL REGULATIONS OF SUKOHARJO DISTRICT
NUMBER 6 OF 2022
ABOUT
BUILDING APPROVAL LEVIES

I. GENERAL

In the general explanation of Law Number 11 of 2020 concerning Job Creation, it is stated that the formation of this regulation aims to adjust various regulatory aspects related to improving the investment ecosystem, facilitating the acceleration of national strategic projects that are oriented towards national interests and based on science and technology. national, guided by the ideology of Pancasila. One form of realization of the goal of accelerating national strategic projects includes changes to rules or provisions related to Building Construction Permits. In Law Number 11 of 2020 concerning Job Creation, the provisions on Building Construction Permits were abolished and changed to Building Construction Approvals.

Building approvals are a form of service from the Government of Sukoharjo Regency to the community and these services generate costs that are borne by the Region in administering permits and for overcoming the negative impact of the issuance of these permits. These fees are financed from certain licensing fees that are collected. In accordance with the provisions in Law Number 1 of 2022 concerning Financial Relations between the Central Government and Regional Governments as stated

Article 88 paragraph (4) and paragraph (5) states that the Building Approval Levy is a levy on the issuance of building approval by the Region.

II. ARTICLE BY ARTICLE

Article 1

Self-explanatory.

Article 2

Self-explanatory.

Article 3

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Paragraph (5)

What is meant by "having a religious function" is a building that is used as a place of worship for adherents of religions and beliefs in the Region.

Article 4

Paragraph (1)

Quite clear.

Paragraph (2)

What is meant by "Entity" is a group of people and/or capital which is a unit, whether carrying out business or not carrying out business, including limited liability companies, limited liability companies, other companies, State-Owned Enterprises, or Regional-Owned Enterprises with the name and in any form, firm, kongsi, cooperative, pension fund, alliance, association, foundation, mass organization, socio-political organization, or any other organization, institution and other form of entity including collective investment contracts and permanent business forms.

Article 5

Self-explanatory.

Article 6

Quite clear.

Article 7

Paragraph (1)

Quite clear.

Paragraph (2)

Letter a

Quite clear.

Letter b

Quite clear.

Letter c

Quite clear.

Letter d

Quite clear.

Letter e

What is meant by "negative impact costs" are costs for carrying out the issuance of PBG and SLF by taking into account the impacts that may occur due to the construction of permitted buildings and/or building infrastructure.

Article 8

Self-explanatory.

Article 9

Self-explanatory.

Article 10

Quite clear.

Article 11

Paragraph (1)

Quite clear.

Paragraph (2)

Quite clear.

Paragraph (3)

What is meant by "Regional Treasury" is the Regional General Treasury which functions as a place to store Regional Money determined by the Regent to accommodate all regional revenues and pay all regional expenses.

Paragraph (4)

Quite clear.

Paragraph (5)

Quite clear.

Article 12

Paragraph (1)

What is meant by "letter of reprimand or warning letter or other similar letter" is a letter issued by an Official to reprimand or warn the Retribution Compulsory Person to pay off his or her retribution debt, which is issued 7 (seven) days after the date the retribution is due.

Paragraph (2)

Quite clear.

Paragraph (3)

Quite clear.

Paragraph (4)

Quite clear.

Article 13

Quite clear.

Article 14

Quite clear.

Article 15

Quite clear.

Article 16

Quite clear.

Article 17

Quite clear.

Article 18

Quite clear.

Article 19

Quite clear.

Article 20

Quite clear.

Article 21

Quite clear.

Article 22

Quite clear.

Article 23

Quite clear.

Article 24

Quite clear.

Article 25

Quite clear.

Article 26

Quite clear.

Article 27

Quite clear.

Article 28

Quite clear.

SUPPLEMENTARY SUKOHARJO DISTRICT REGIONAL GAZETTE NUMBER 306

ATTACHMENT
DISTRICT REGIONAL REGULATIONS
SUKOHARJO
NUMBER 6 OF 2022
ABOUT
BUILDING APPROVAL LEVIES
BUILDING

CALCULATION OF TARIFF STRUCTURE AND AMOUNT
BUILDING APPROVAL LEVIES

I. BUILDING

A. Highest Standard Unit Price (SHST)

The Highest Standard Unit Price is obtained in a systemized way through the Highest Standard Unit Price Calculation application provided by the Ministry of Public Works and Public Housing.

B. Locality Index (Ilo)

Ilo is set at:

FUNCTION BUILDING	INFORMATION	LOCALITY INDEX			
		ROAD NATIONAL	ROAD PROVINCE	ROAD REGENCY	ROAD ENVIRONMENT
Residential	Simple	0.5	0.5	0.5	0.4
	No Simple	0.5	0.5	0.5	0.4
Business	Micro	0.4	0.4	0.4	0.3
	Non Micro	0.5	0.5	0.5	0.5
Early childhood education to high school	Confinement	0.1	0.1	0.1	0.1
	Tall	0.2	0.2	0.2	0.2
Social Culture		0.3	0.3	0.3	0.3
Special		0.5	0.5	0.5	0.5

C. Integrated Index (It)

Integrated Index Table

Function	Index Function (If)	Classification	Weight Parameters (bp)	Parameter	Index Parameter (ip)
Business	0.7	Complexity	0.3	a. Simple b. No Simple	1 2
Business (UMKM prototype)	0.5	Permanence	0.2	a. Non Permanent b. Permanent	1 2
Residential a. ≤ 100 m ² and ≤ 2 floor	0.15	Height	0.5	*) Follow Table Coefficient Amount Floor	*) Follow Table Coefficient Amount Floor
b. > 100 m ² and >2 floors	0.17				
Religious	0				
Function Special	1				
Social Culture	0.3 Ownership Factor (FM)			a. Country	0
Double/ Mixture a. Area ≤ 500 m ² and ≤ 2 floors	0.6			b. Individual /Body Business	1
b. Area >500 m ² and >2 floors	0.8				

Number of Floors Coefficient Table

Amount Floor	Coefficient Amount Floor	Amount Floor	Coefficient Amount Floor
Basement 3 layers + (n)	$1.393 + 0.1(n)$	31	1,686
Basement 3 ply	1,393	32	1,695

Basement 2 ply	1,299	33	1,704
Basement 1 ply	1,197	34	1,713
		35	1,722
1	1	36	1,730
2	1,090	37	1,738
3	1,120	38	1,746
4	1,135	39	1,754
5	1,162	40	1,761
6	1,197	41	1,768
7 8	1,236	42	1,775
9	1,265	43	1,782
10	1,299	44	1,789
11	1,333	45	1,795
12	1,364	46	1,801
13	1,393	47	1,807
14	1,420	48	1,813
15	1,445	49	1,818
16	1,468	50	1,823
17	1,489	51	1,828
18	1,508	52	1,833
19	1,525	53	1,837
20	1,541	54	1,841
21	1,556	55	1,845
22	1,570	56	1,849
23	1,584	57	1,853
24	1,597	58	1,856
25	1,610	59	1,859
26	1,622	60	1,862
27	1,634	60+(n)	1.862+ 0.003
28	1,645		(n)
29	1,656 1,666		
30	1,676		

Information:

1. For basements, it is called the number of layers coefficient;
2. For floors it is called the Coefficient of the number of floors;
3. The coefficient of the number of floors/layers is used according to the number of floors or basement layers in the building.
4. Above the 3 layers of basement, the coefficient is added 0.1 each the layer.
5. Above 60 floors, the coefficient is added 0.003 for each floor

BG Height Coefficient =

$$\frac{(\sum (LLi \times KL)) + (\sum (LBi \times KB))}{(\sum LLi + \sum LBi)}$$

LLi : Area of the i-th floor

KL : The coefficient of the number of floors

LBi : Area of Basement i

KB: Number of layers coefficient

D. Index of Built Buildings (Ibg)

Table of Developed BG Index (Ibg)

Development Type	Built BG Index
New Building Building	1
BG Rehabilitation/Renovation	
a. Currently	0.45 x 50% = 0.225
b. Heavy	0.65 x 50% = 0.325
Preservation/Restoration	
a. Primary	0.65 x 50% = 0.325
b. Intermediate	0.45 x 50% = 0.225
c. Main	0.30 x 50% = 0.150

E. Example of PBG Retribution Calculation

1. Case of new type 36 residential house in Sukoharjo Regency

Building Data

Function : Residential

Building Area : 36 m²

Height : 1 floor

Location : Sukoharjo Regency

Ownership : individual

SHST BG Simple Locality : IDR 4,330,000.00

Index : 0.5%.

Index Function	Function	bp x lp	Classification and Parameters
House Stay	0.15	$0.3 \times 1 = 0.30$ $0.20 \times 2.00 = 0.40$ $0.50 \times 1.00 = 0.50$ $\ddot{y} \text{ (bp x lp)} \quad \underline{1.2}$	Complexity : simple Permanent : Permanent Height : 1 floor Ownership : individual
Ownership Factor (Individual) = 1 Integrated Index (It): $0.15 \times 1.2 \times 1 = 0.18$			

How to calculate the value of PBG Retribution:

Total Floor Area (LLt) x (locality index (llo) x SHST) x Index Integrated (It) x Built-in BG Index (lbg)

$$= 36 \times (0.5\% \times \text{IDR } 4,330,000.00) \times 0.18 \times 1$$

$$= \text{IDR } 140,292.00$$

2. Case study of a new restaurant building in Sukoharjo Regency

Building Data

Building : Business
 Area Function (Lit) : 738 m²
 Simplified : 3 Floors
 SHST : Sukoharjo Regency
 BG Ownership : individual
 Location Altitude : IDR 4,330,000.00
 Locality Index : 0.5%

Index Function	Function	bp x lp	Classification and Parameters
Effort 0.7		$0.3 \times 2 = 0.6$ $0.20 \times 2.00 = 0.40$ $0.50 \times 1.12 = 0.56$ $\ddot{y} \text{ (bp x lp)} \quad \underline{1.56}$	Complexity : not simple Permanence : Permanent Height : 3 floors Ownership: individual
Ownership Factor (Individual) = 1 Integrated Index (It): $0.7 \times 1.56 \times 1 = 1.092$			

How to calculate the value of PBG Retribution:

Total Floor Area (LLt) x (locality index (llo) x SHST) x Index
Integrated (It) x Built-in BG Index (lbg)

$$= 738 \times (0.5\% \times \text{IDR } 4,330,000.00) \times 1,092 \times 1$$

$$= \text{IDR } 17,447,648.40$$

II. BUILDING INFRASTRUCTURE

Table of Structure and Amount of Building Infrastructure Levies and Building Infrastructure Index

NO	TYPE OF INFRASTRUCTURE	BUILDING	UNIT	PEM GET UP -AN NEW	DAMAGED HEAVY/WORK AN CONSTRUCTION OF 65% OF BUILDING BUILDING	DAMAGED MODERATE/WORK AN CONSTRUCTION BY 45% FROM THE BUILDING BUILDING	
	2	3	4		6	7	
1	1. Construction barrier/barrier		Rp.4,000.00/m	5	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		Embankment fence/ retaining wall	Rp.7,000.00/m	1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
		Boundary sheet piling	Rp.7,000.00/m plots/plots	1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
2	2. Construction of entry markers location	Gate	IDR 20,000.00/m2 IDR 20,000.00/m2	1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
		Gate		1.00		0.65 x 50% = 0.325	0.45 x 50% = 0.225
3	3. Pavement construction	Road	IDR 4,000.00/m2	1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
		Field ceremony	IDR 2,000.00/m2	1.00		0.65 x 50% = 0.325	0.45 x50% = 0.225
		Sports field open	Rp. 2,500.00/m2	1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
4	4. Asphalt, concrete pavement construction		Rp. 4,000.00/m2	1.00		0.65 x50% = 0.325	0.45 x50% = 0.225

5. <i>Grassblock</i> pavement construction		Rp. 4,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
6. Bridge connecting construction		Rp. 10,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
	<i>Box culvert</i>	Rp. 10,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
7. Connecting construction (bridge between buildings)		Rp. 10,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
8. Connecting construction (bridge crossing people/goods)		Rp. 12,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
9. Connecting construction (underground bridge/ <i>Underpass</i>)		IDR 12,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
10. Pond construction/ underground <i>reservoir</i>	Swimming pool	IDR 10,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
	Underground <i>reservoir</i> water treatment pond	Rp. 10,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
11. <i>Septic tank</i> construction, infiltration wells		Rp. 10,000.00/m ²	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225

12. Tower construction	<i>Reservoir tower</i>	Rp. 25,000.00/5 m2 1.00		0.65 x 50% = 0.325	0.45 x 50% = 0.225
	Chimney	Rp. 300,000.00/5 m2 1.00		0.65 x 50% = 0.325	0.45 x 50% = 0.225
13. Water tower construction		Rp. 400,000.00/5 m2 1.00		0.65 x 50% = 0.325	0.45 x 50% = 0.225
14. Monument construction	monument	IDR 50,000.00/unit	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
	Statue	IDR 50,000.00/unit	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
	In the plot	IDR 50,000.00/unit	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
	Outside the plot	IDR 50,000.00/unit	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225
15. Installation/substation construction electricity	Electrical installation	IDR 100,000.00/unit (maximum area of 10 m2), if the unit is more than 10 m2 additional charge per m2	1.00	0.65 x 50% = 0.325	0.45 x 50% = 0.225

		Telephone/ communication installation	IDR 75,000.00/unit (maximum area 10 m ²), if the unit is more than 10 m ² an additional fee will be charged per m ²	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		Processing Plant	IDR 50,000.00/unit (maximum area of 10 m ²), if the unit is more than 10 m ² an additional fee will be charged per m ²	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
16. Construction of billboards/boards	Name	<i>Billboard</i> billboard	Rp. 1,250,000.00/unit	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		Nameplate (standing alone or in the form of a fence wall)	IDR 300,000.00/unit	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225

		<i>Videotron/megatron</i>	Rp. 4,500,000.00/unit 1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
17. Machine foundation (outside building)			Rp. 250,000.00/ machine unit	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
18. Television tower construction			IDR 5,000,000.00/unit (maximum height 100 m, the rest is calculated in multiples)	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
19. Construction of a radio antenna						
1) <i>Standing tower</i> with 3-4 feet construction:	Height 25-50 m		Rp. 4,000,000.00/unit 1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
	Height 51-75 m		Rp. 8,000,000.00/unit 1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
	Altitude 76-100 m	IDR 10,000,000.00/unit 1.00			0.65 x50% = 0.325	0.45 x50% = 0.225
	Height 101-125 m	IDR 12,500,000.00/unit 1.00			0.65 x50% = 0.325	0.45 x50% = 0.225
	Height 126-150 m	IDR 15,500,000.00/unit 1.00			0.65 x50% = 0.325	0.45 x50% = 0.225

		Height above 150 m Rp. 17,000,000.00/unit 1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
	2) <i>Guy wire</i> system / wire span:	Altitude 0-50m	Rp. 1,500,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		Height 51-75 m	Rp. 2,000,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		Altitude 76-100 m IDR 3,000,000.00/unit 1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
		Height above 100 m IDR 4,000,000.00/unit 1.00		0.65 x50% = 0.325	0.45 x50% = 0.225
20. Antenna construction (<i>tower telecommunication</i>)	Tower together				
		a) Height less than 25m	Rp. 4,500,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		b) Height 25-50 m	Rp. 8,500,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		c) Height above 50 m	Rp. 12,500,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
	Standalone tower				
		a) Height less than 25m	Rp. 3,750,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		b) Height 25-50 m	IDR 7,500,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
		c) Height above 50 m	Rp. 10,500,000.00/unit 1.00	0.65 x50% = 0.325	0.45 x50% = 0.225

21. Fuel planted tank		Rp. 2,000,000.00/unit	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
22. Drainage work (in parcel)	1) Channels	Rp. 4,000.00/m ²	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
	2) Storage pond	Rp. 10,000.00/m ²	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225
23. Storage/silo construction		IDR 50,000.00/m ²	1.00	0.65 x50% = 0.325	0.45 x50% = 0.225

Information:

1. RB = Seriously Damaged
2. RS = Moderate Damage
3. Other types of building construction including Building Infrastructure are determined by the Regional Government.

Example of Calculation of Building Approval Retribution

a. Case of new type 36 residential house in Sukoharjo Regency

Building Data

Function	: Residential
Building Area	: 36 m ²
Height Number of Floors	: 1 floor
Infrastructure	: a. Fence: 38 meters
	: Sukoharjo Regency
Ownership	: individual
Location SHST BG	: IDR 4,330,000.00
Simplified Locality Index	: 0.5%.

Function	Index Function	bp x lp		Classification and Parameters
House Stay	0.15	0.3x1 0.20 x 2.00 = 0.40 0.50 x 1.00 = 0.50 ÿ (bp x lp) 1,2	= 0.30	Complexity : simple Permanent : Permanent Height : 1 floor Ownership: individual
Ownership Factor (Individual) = 1				
Integrated Index (It): 0.15 x 1.2 x 1 = 0.18				
Building Infrastructure				
Type of Infrastructure				: Fence
Volume (V)				: 38 m
Building Infrastructure Index (I) : 1 (New Building)				
Built Building Index (Ibg): 1 (New Buildings)				
Infrastructure Levy Unit Price (HSPBG): IDR 4,000.00/m1				

How to calculate the PBG Levy value: Total

Floor Area (LLt) x (locality index (Ilo) x SHST) x Integrated Index (It) x Built BG Index (Ibg)

$$= 36 \times (0.5\% \times \text{IDR } 4,330,000.00) \times 0.18 \times 1$$

$$= \text{Rp. } 140,292.00 \text{ (One hundred and forty thousand two hundred and ninety two rupiah)}$$

Calculation of the value of Infrastructure Retribution

Volume (V) x Building Infrastructure Index (I) x Building Construction Index (Ibg) x Unit Price of Infrastructure Levy (HSPBG)

$$= 38 \times 1 \times 1 \times \text{Rp. } 4,000.00$$

$$= \text{Rp. } 152,000.00 \text{ (One hundred and fifty two thousand rupiah)}$$

Retribution Value:

PBG Levy + Infrastructure Levy

= Rp. 140,292.00 + Rp. 152,000.00

= Rp. 292,292.00 (Two hundred and ninety-two thousand two hundred and ninety-two rupiah)

b. Case study of a new restaurant building in Sukoharjo Regency

Building Data

Building	: Business
Area Function (Lit)	: 738 m ²
Height Number of floors	: 3 Floors
Infrastructure	: a. Asphalt Pavement: Area 164 m ² b. Fence: 81 m
Location	: Sukoharjo Regency
Ownership	: Individual
SHST BG Simple	: IDR 4,330,000.00
Locality Index	: 0.5%

Function	Index Function	bp x lp		Classification and Parameters
House Stay Business	0.7	0.3 x 2 0.20 x 2.00 = 0.40 0.50 x 1.12 = 0.56 ÿ (bp x lp)	<u>= 0.6</u> 1.56	Complexity : not simple Permanence : Permanent Height: 3 floors Ownership: individual
Ownership Factor (Individual) = 1				
Integrated Index (It): 0.7 x 1.56 x 1 = 1.092				
Building Infrastructure				
a. Type of Infrastructure : Asphalt Pavement				
Volume (V) : 164 m ²				
Building Infrastructure Index (I) : 1 (New Building)				
Built Building Index (Ibg): 1 (New Buildings)				
Unit Price for Infrastructure Retribution (HSPBG): IDR 4,000.00/m ²				
b. Type of Infrastructure : Fence				
Volume (V) : 81m				
Building Infrastructure Index (I) : 1 (New Building)				
Built Building Index (Ibg): 1 (New Buildings)				
Unit Price for Infrastructure Retribution (HSPBG): IDR 4,000.00/m ¹				

How to calculate the PBG Retribution value:

Total Floor Area (LLt) x (locality index (llo) x SHST) x Integrated Index (It) x Built-in BG Index (lbg)

= 738 x (0.5% x IDR 4,330,000.00) x 1,092 x 1

= IDR 17,447,648.40 (seventeen million four hundred forty seven thousand six hundred forty eight point forty rupiah)

Calculation of the value of Infrastructure Retribution

a. Asphalt Pavement Retribution

Volume (V) x Index of Building Infrastructure (I) x Index of Buildings Constructed (lbg) x Unit Price of Infrastructure Retribution (HSPBG)

= 164 x 1 x 1 x Rp. 4,000.00

= Rp. 656,000.00 (six hundred and fifty six thousand rupiah)

b. Fence Levy

Volume (V) x Index of Building Infrastructure (I) x Index of Buildings Constructed (lbg) x Unit Price of Infrastructure Retribution (HSPBG)

= 81 x 1 x 1 x Rp. 4,000.00

=Rp. 324,000.00 (Three hundred and twenty four thousand rupiah)

Retribution Value:

PBG Retribution + Asphalt Pavement Retribution + Fence Retribution

= Rp. 17,447,648.40 + Rp. 656,000.00 + Rp. 324,000.00

= Rp. 18,427,648.40 (Eighteen million four hundred twenty seven thousand six hundred forty eight point forty rupiah)

REGENT SUKOHARJO,

signed

ETIK SURYANI