



# Bristol City Council Annual Community Infrastructure Levy (CIL) Rate Summary for 2025

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Bristol City Council's CIL Charging Schedule took effect on 1 January 2013. The CIL Regulations require that CIL rates are index linked from the year that the CIL Charging Schedule took effect to the year that a CIL Liable Development is granted planning consent.

The index to be used up until (and including) 2019 was the BCIS All-in Tender Price Index. From 2020 onwards the index to be used is the [RICS CIL Index](#).

The index figure for 2013 was **224**, and the index figure for 2025 is **391**.

The following table sets out Bristol City Council's CIL rates, including indexation, to be applied to planning consents granted in 2025.

Development Type	2013 CIL Rate / m <sup>2</sup>	Indexation Factor	2024 CIL Rate / m <sup>2</sup>
Residential (Class C3) Inner Zone	£70	391 / 224	<b>£122.19</b>
Residential (Class C3) Outer Zone	£50	391 / 224	<b>£87.28</b>
Commercial (Classes B1, B2 and B8)	£0	391 / 224	<b>£0</b>
Hotels	£70	391 / 224	<b>£122.19</b>
Retail	£120	391 / 224	<b>£209.46</b>
Student Accommodation	£100	391 / 224	<b>£174.55</b>
Residential and Non-residential Institutions (Classes C2, C2A, D1) and development by the emergency services for operational purposes	£0	391 / 224	<b>£0</b>
Other chargeable development	£50	391 / 224	<b>£87.29</b>

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