



Home Builder Membership 2026

Full membership of Homes for Scotland is open to recognised home builders*.

As agreed by the Board, subscriptions are related to turnover, which is defined to include turnover (including from associated companies) from home building, land trading and joint ventures in home building.

Current subscription rates are calculated as per the below:

ANNUAL TURNOVER: UP TO (£000's)	HFS 2026 SUBSCRIPTIONS	ANNUAL TURNOVER: UP TO (£000's)	HFS 2026 SUBSCRIPTIONS
£1,000	£841.46	£34,000	£22,392.40
£2,000	£1,548.71	£35,000	£22,991.99
£3,000	£2,254.93	£36,000	£23,591.57
£4,000	£2,961.15	£37,000	£24,190.02
£5,000	£3,669.04	£38,000	£24,790.74
£6,000	£4,375.37	£39,000	£25,389.19
£7,000	£5,082.83	£40,000	£25,989.91
£8,000	£5,790.30	£41,000	£26,587.22
£9,000	£6,496.62	£42,000	£27,185.67
£10,000	£7,204.09	£43,000	£27,786.38
£11,000	£7,857.04	£44,000	£28,384.83
£12,000	£8,510.00	£45,000	£28,984.42
£13,000	£9,162.95	£46,000	£29,584.00
£14,000	£9,815.91	£47,000	£30,183.58
£15,000	£10,470.00	£48,000	£30,783.17
£16,000	£11,121.82	£49,000	£31,382.75
£17,000	£11,774.78	£50,000	£31,981.20
£18,000	£12,428.87	£55,000	£34,169.45
£19,000	£13,081.82	£60,000	£36,358.84
£20,000	£13,733.64	£65,000	£38,548.23
£21,000	£14,387.74	£70,000	£39,900.70
£22,000	£15,040.69	£80,000	£39,958.61
£23,000	£15,693.65	£90,000	£40,050.59
£24,000	£16,346.60	£100,000	£40,141.44
£25,000	£16,999.56	£110,000	£40,231.15
£26,000	£17,598.01	£120,000	£40,322.00
£27,000	£18,198.72	£130,000	£40,412.84
£28,000	£18,797.17	£140,000	£40,503.69
£29,000	£19,397.89	£150,000	£40,594.54
£30,000	£19,996.34	£175,000	£40,685.38
£31,000	£20,594.79	£200,000	£40,745.57
£32,000	£21,194.37	£225,000	£40,806.89
£33,000	£21,792.82	£250,000	£40,867.07

*A home builder member is defined as a person, body, firm partnership, organisation or corporation whose 'names are entered upon the Scottish Register of the NHBC and/or with such other insurance body; or they carry on the activity of residential or mixed residential housing development'.

Notes:

The subscription year runs from 1 January to 31 December.

A pro-rata discount will be applied for members joining part way into the year.

Subscription rates will be reviewed and agreed by the Board on an annual basis.

Conditions:

By paying the subscription notice, the member hereby agrees to the criteria for membership and to abide by the Homes Code of Conduct.

HFS Membership Criteria: <https://bit.ly/3khI3y2>

HFS Code of Conduct: <https://bit.ly/3CUxEQU>

As per the Articles of the Company:

All memberships are subject to ratification by the Board.

Any subscription arrears may lead to the member being removed from membership.

Any removed member remains liable for any subscription or part thereof which may be due at the time of them ceasing to be a member. They shall not be eligible for re-admission unless otherwise determined by the Board.

Any member whose subscription is not in arrears may resign from the Company by giving three months' notice in writing.