

2027 RICS community infrastructure levy Index published

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BCIS has published the RICS Community Infrastructure Levy (CIL) Index for 2027, which shows an increase of 3.0% on the previous year.

The index rose from 400 in 2026 to 412 for 2027. Local authorities use it to apply inflation adjustments to the rates in their CIL charging schedules. The new figure applies to charges calculated from 1 January 2027.

The index is based on the BCIS All-in Tender Price Index, which measures changes in the prices contractors charge for building work.

Local authorities can levy CIL on new development in their area to help fund infrastructure such as roads, schools and flood defences. The amount payable is generally calculated using the net additional chargeable floor area and the rate for the relevant development type, adjusted for indexation. Each authority sets out its rates in its charging schedule, and reliefs and exemptions are available in specified circumstances.

Karl Horton, data services director at BCIS, said: *'The Community Infrastructure Levy helps local authorities fund the infrastructure needed to support development. Indexation keeps charging rates in line with changes in tender prices, so the levy continues to fund a comparable level of infrastructure over time.'*

For developers and their advisers, the increase needs to be reflected in development budgets alongside construction costs, finance and other obligations.

Horton added: *'Project teams should account for indexed CIL charges early when reviewing development budgets. This helps them understand the full cost of a scheme and assess its viability.'*

About the index

Each year's RICS CIL Index is the average of the BCIS All-in Tender Price Index for four quarters, rounded to the nearest whole number. For the 2027 index, these are 4Q2025 to 3Q2026.

The index is published on the fourth Monday in October each year and is not normally subject to revision. It is prepared, maintained and published by BCIS on behalf of the Royal Institution of Chartered Surveyors (RICS), with the support of the Ministry of Housing, Communities and Local Government (MHCLG).

The BCIS All-in Tender Price Index is available to BCIS CapX subscribers, alongside benchmark £/m² costs and project analyses for buildings, which can support the preparation of charging schedules and viability studies.

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Further information

[View the RICS CIL Index and figures for previous years](#)

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