
Dear Sir/Madam,

[Introduction of a Three-year Fire Certificate (FC) Regime from 1 April 2026]

To help businesses reduce regulatory compliance costs, the Singapore Civil Defence Force (SCDF) will extend the Fire Certificate (FC) validity period from one year to three years from 1 April 2026 onwards for buildings that require an FC and which have a good compliance track record.

2 Under the three-year FC regime, you will need to submit renewal applications (including fee payments) only once every three years, at least two months prior to your FC expiry date.

3 Additionally, to ensure building occupants' safety, you must continue to engage a Professional Engineer (PE) as necessary, to conduct annual inspections of the fire safety systems and submit the FC form certifying that they are in good working condition. Non-compliance will result in FC revocation and SCDF enforcement actions, including fines and court prosecution.

4 To ensure PE inspections are properly conducted, SCDF will continue conducting random audits on PE inspections throughout the FC validity period, even when the FC is not due for renewal yet.

5 Please see below Annexes A and B containing detailed information on the new regime. More information on FC application can also be found on the SCDF website at



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<https://www.scdf.gov.sg/fire-safety-services-listing/permits-and-certifications/fire-certificate>.

Briefings on the new regime will be conducted at various platforms, including the FSM seminar and other relevant forums. Should you require further clarification, do contact us at

<https://www.scdf.gov.sg/home/feedback>.

6 Thank you for your continued cooperation in maintaining high fire safety standards in your buildings.

Yours Sincerely

FIRE SAFETY MANAGEMENT BRANCH
FIRE SAFETY DEPARTMENT
SINGAPORE CIVIL DEFENCE FORCE



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ANNEX A

Infographic on FC Application During Renewal and Non-Renewal Years



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THE THREE-YEAR FIRE CERTIFICATE (FC) REGIME

ACTIONS REQUIRED FOR RENEWAL APPLICATION WITH FC VALIDITY START DATE FROM 1 APRIL 2026 ONWARDS.

YEAR 1 (2026)

In GoBusiness portal, submit your FC renewal application and attach the endorsed FC Form, followed by payment, at least two months before your current FC's expiry date.



YEAR 2 (2027)

Submit FC Form via GoBusiness portal within one year from your FC Start Date.



YEAR 3 (2028)

Submit FC Form via GoBusiness portal within two years from your FC Start Date.



YEAR 4, i.e. NEW CYCLE YEAR 1 (2029)

New cycle repeats.



Benefits:
Reduce regulatory compliance cost.

Penalties:
Failure to upload PE Certification in Years 2 & 3 will result in the revocation of the Fire Certificate and the initiation of enforcement action.



Note:

Premises may be subject to SCDF audit inspections during any year of the three-year FC validity period.

For more information, please scan the QR code to visit SCDF - Fire Certification.



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ANNEX B

Frequently Asked Questions

Q1: What are the revised FC fees for residential and non-residential buildings, and how do they compare to current fees?

A: Under the current 1-year FC regime, we charge \$11 per storey annually for residential buildings and \$33 per storey annually for non-residential buildings. With the introduction of a 3-year FC regime, the application fees will be \$11 per storey for residential buildings and \$36 per storey for non-residential buildings, with certificates valid for up to three years. This revision provides annual cost savings of approximately two-thirds for compliant building owners/occupiers.

Q2: When can my building be eligible for a 3-year FC?

A: Your building can be issued with a 3-year FC if your application (new or renewal) is for validity starting from 1 April 2026 onwards. Specifically, if your current FC is valid till 31 March 2026 or later, you can be issued a 3-year FC during your upcoming renewal application.

Q3: What if my current FC is valid till 30 March 2026 or earlier?

A: You will remain on the current FC regime with shorter validity for your upcoming renewal. However, you may be issued with a 3-year FC for your subsequent renewal.

Q4: How does the 3-year FC benefit me?

A: The 3-year FC reduces administrative load by requiring renewal applications only once every three years. It also lowers regulatory compliance costs for the industry.

Q5: Why do I still need annual PE inspections and certifications?

A: Annual PE inspections remain mandatory because mechanical and electrical systems can deteriorate over time. Regular certification ensures your building's fire safety systems are in good working condition, which is critical for occupant safety.

Q6: Does it mean that SCDF audits only take place during FC renewal years?

A: No, SCDF will conduct random audits on the PE inspections annually, including both renewal and non-renewal years. Buildings must continue submitting PE inspection dates to SCDF every year, upon request.



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Q7: Can I opt for one-year FC instead of a three-year FC?

A: No, all FCs with validity dates from 1 April 2026 will have three-year validity periods. The FC fees are charged per application, and the introduction of a three-year FC does not result in a threefold fee increase.

Q8: Will there be refunds if my building is sold, demolished, or if my FC is revoked?

A: No, consistent with the current FC regime, there will be no refunds. FC fees are charged per application, and the introduction of a three-year FC does not result in a threefold fee increase.

Q9: What happens if I fail to submit the endorsed FC form by the deadline during a non-renewal year?

A: Missing the FC submission deadline will result in SCDF revoking your FC with immediate effect and initiating enforcement actions against the building owner/occupier. These actions include fines and court prosecution.

Q10: What happens if my FC expires due to a late or incomplete application, or gets revoked due to late or incomplete submission of FC forms during non-renewal years?

A: Upon rectification of the issue(s), obtaining PE certification and successful FC application, the premises will be placed on a 1-year FC regime until consistent compliance is achieved. You will be eligible for a 3-year FC regime once you demonstrate a good record of timely FC renewals.

Q11: How do I update contact details if there are changes?

A: If there are any changes to contact information, the building owner/occupier must update them in GoBusiness portal.



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Q12: Will SCDF send reminders for the submission of annual PE certification/ FC form during non-renewal years?

A: Yes, SCDF will assist building owners/occupiers by sending reminder notices four months before each annual FC Form submission deadline (see diagram below for an illustration). Please be reminded that it is the responsibility of the building owner/occupier to ensure the building complies with fire safety standards at all times and always has a valid FC, regardless of whether the reminder notice is received.



Q13: Can you give an example of when different applications/submissions should be completed?

A: When premises renew their Fire Certificate (FC) at least two months before the current FC validity end date (for example, end date of 31 May 2026), a new three-year FC will be issued with validity from 1 June 2026 to 31 May 2029. Thereafter, FC Form must be submitted to SCDF annually on time. You must submit the first annual FC Form by 31 May 2027, the second annual FC Form by 31 May 2028, and then apply for FC renewal (with PE certification) at least two months before 31 May 2029. The three-year renewal cycle then repeats.

Q14: Do I need to pay when I submit the annual FC Forms during non-renewal years?

A: No, application fees are only required for FC renewals, which occur once every three years, or when applying for a new FC, e.g., after your current FC has expired or been revoked.



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