

Energy Performance Certificate of a Building

As of 1 January 2009, buildings are legally required to have energy performance certificates. The EU Directive 2002/91/EC on the energy performance of buildings (EPBD) provides a uniform framework for the calculation of the energy efficiency of buildings. It requires all member states to implement these measures at a national or regional level.

What is the legal basis of the energy performance certificate?

The **energy performance certificate** act of 2006 states that homeowners must submit an energy performance certificate if they wish to sell or rent out their property, as of 1 January 2009.

What is an energy performance certificate?

The energy performance certificate can be compared to automobile documentation. It assesses the **overall energy efficiency of houses and apartments** and classifies them accordingly. This allows for objective comparisons of individual properties and provides an incentive for the implementation of energy saving measures.

What is an energy ratio?

The calculated energy ratio indicates the amount of energy consumed per square meter. The energy ratio depends on the building including aspect, insulation and many other factors.

What is the difference between the energy ratio and actual energy consumption?

The **actual energy consumption** depends on the occupant's lifestyle. Relevant factors include room temperature, how often the object is aired, how often the washing machine and bathroom are used etc. Objects with the same energy ratio indicate an identical pattern of energy consumption by the occupants regarding heating, washing and airing.

Who requires a current energy performance certificate?

Persons wishing to sell, rent out or lease a building or apartment are legally required to provide their buyers, tenants or leaseholders with either a copy of or the original energy performance certificate.

What is the procedure regarding new buildings, extensions or conversions?

With regard to new buildings, extensions or conversions, regional building regulations apply and determine whether an energy performance certificate must be submitted to the building authority. Certain provinces wish to improve the energy efficiency of buildings and have therefore made the eligibility for building subsidies dependent on the implementation of energy saving measures in construction.

How long is an energy performance certificate valid?

In principle an energy performance certificate is valid for an unlimited time. However, on submission of the certificate, it may not exceed 10 years of age.

Who may issue energy performance certificates?

Only **qualified and authorised persons** may issue an energy performance certificate.

Can an energy performance certificate be issued by any qualified and authorised person?

Generally speaking this is possible. However, the procedure and conditions which apply may vary according to the province. It is therefore recommendable to contact an energy performance certificate issuer with experience in the respective province and knowledge of the applicable stipulations and directives.

What are the consequences I face as a seller if I do not submit an energy performance certificate?

If an energy performance certificate is not submitted by the seller or landlord on completion of the sales/tenancy contract, an average **overall energy efficiency value** will be allocated by law, according to the age and type of object. However, if this energy efficiency value subsequently proves to be worse than estimated, the seller/landlord/lessor may be faced with **serious consequences**. In severe cases, the buyer/tenant/leaseholder has the right to demand an annulment of the sales contract. This is a significant risk, which can be easily avoided.

What use is an energy performance certificate to real estate owners who do not wish to sell/rent out/lease?

Property owners often know very little about energy efficiency. The energy performance certificate not only provides greater transparency in real estate, but also indicates areas where **money can be saved**. A contribution can be made towards the environment whilst keeping running costs low in times of rising energy costs.