

# Energy Performance Certificates in Spain

## *Certificado de Eficiencia Energética (CEE)*

### **What is an Energy Performance Certificate?**

Energy Performance Certificates / *Certificado de Eficiencia Energética (CEE)*, are documents which will show how energy efficient your home is displayed as a rating from A to G.

Much like the stickers you see on things such as fridge/freezers, washing machines or air conditioning units, it gives the property a standard energy and carbon emission efficiency grade from 'A' to 'G', where 'A' is the most efficient and 'G' is the least efficient.

### **Who Needs an Energy Performance Certificate (CEE) in Spain?**

After 1st June 2013 every domestic property for sale or long term rent needs to have an Energy Performance Certificate.

This does not apply to properties that are currently rented out on a long term basis. These only require a certificate when a new tenancy is agreed

### **Will I be able to rent or sell my house without an EPC (CEE) in Spain?**

No after 1st June 2013 you will be required by law to present your Energy Performance Certificate (*CEE*) when your property is for sale or long-term rent.

When you sell your house the Notary will need the original certificate and when you rent your house the tenant will have to be given a copy of your certificate.

**HOWEVER THIS DOES NOT APPLY TO PROPERTIES THAT ARE NOT USED FOR MORE THAN 4 MONTHS PER YEAR. HOW THIS WILL BE ADDRESSED IN THE NOTARY AT TIME OF SIGNING THE NEW DEED IS STILL NOT YET CLEAR.**

### **When will this come into effect?**

The law was formalized on the 5th April 2013 and will take effect on the 1st June 2013.

You will be expected to comply as soon as possible after this date.

This applies to properties currently offered for sale or new rentals and for properties new to the market. Whether your property is for sale or rent you will have to have the certificate in place before your property can be advertised.

This does not apply to current long term rentals. If you already have a long term tenant in your property then you do not need the certificate until you have a new tenancy.

### **Who can issue the Energy certificate in Spain?**

Only certified and registered assessors are able to issue the certificate.

This includes architects, technical architects and some engineers.

### **How can I get an Energy Performance Certificate (CEE) for my property?**

You will need to contact a registered assessor who will be able to assist you in getting your certificate. We have registered assessors and are able to issue the certificate.

### **How much does an EPC (CEE) cost in Spain?**

The cost depends on the size of your property. Payment is due once the certificate has been issued. You do not need to pay in advance for your certificate.

### **Who has to pay for the energy certificate?**

Ultimately the owner of the property will have to pay for the certificate

## **What if I get a low rating on my EPC (CEE)?**

Along with your certificate you will get a report giving advice about how to improve your properties energy rating.

The report will recommend cost effective measures which could be undertaken to improve the energy rating of the property.

It will also contain information about the rating that could be achieved if all the recommendations were implemented.

## **Why have Energy Performance Certificates been introduced?**

The EPC (CEE) has its roots in the Kyoto Protocol which was a worldwide initiative started in 1997 to address the issue of Greenhouse gases. Since then the European Union have formulated the European Directive for the Energy Performance of Buildings, which applies to all member states with a clearly defined timetable of the measures we must introduce.

An Energy Performance Certificate (EPC) (CEE) is a certificate which demonstrates the energy rating of a building. It forms part of the 'Energy Performance of Buildings Directive' (EPBD)

## **How is the rating on my EPC in Spain worked out?**

An energy assessor will visit your property and take measurements and recordings from things such as your air conditioning, your hot water system, type of windows fitted, type of insulation, type of construction etc.

The readings taken will then be entered on line into one of the Governments approved programs which will generate the rating for your property giving its energy efficiency and environmental impact.

The programs used are the same for all properties so a potential buyer or tenant will be able see the projected energy costs for each property viewed.

## **Can I get an EPC (CEE) in Spain before 1st June 2013?**

Yes although the law is not due to come in until 1st June you can book for your certificate before this date in order to guarantee you have it in place

There will be a panic after 1st June, if your property is on the market you would be best advised to be prepared.

## **Do I need an EPC (CEE) if I only rent my property out for holiday lets?**

Yes in general, you do still need one even if you only rent your property out for holiday lets.

## **What if I rent my property out through an agent?**

Either you or your agent acting for you, will need to get a certificate for your property for rentals or sales. An agent will not be legally allowed to offer your property for rent or sale without a certificate.

## **Can I advertise my property without an Energy certificate?**

No as from 1st June 2013 you will need a certificate to be able to advertise your property for sale or rent.

Energy ratings are to be advertised alongside your property information, whether on an Estate Agents website or advertised in their window we have been advised that the Energy rating must be displayed.

## **How Long Does The Energy Performance Certificate (CEE) Last For in Spain?**

The certificate lasts for 10 years.

## **What if I make changes to my property in Spain?**

You can have your property re-assessed at any time during the period your certificate is in date

### **What if I have an existing tenant?**

If you have an existing long term tenant you do not need an EPC (*CEE*).  
However when you issue a new tenancy agreement you need the EPC (*CEE*) for the incoming tenant.

### **Can I get in trouble if I do NOT get an EPC (*CEE*)?**

The government has said they will fine people that have a property for sale or rent that does not have an EPC (*CEE*).

Fines of between 3000 and 600,000 Euros can be given to anybody who needs an EPC (*CEE*) who does not have one.

This includes agents as well as private individuals.