

Dear Property Owner,

The purpose of this letter is to briefly inform you about the new legislation that will be compulsory for owners that want to sell or rent their Properties.

To comply with European legislation, the Energy Performance Certificate (EPC) for buildings has to come into force this year 2013 in Spain. The Royal Decree establishing this new obligation has been approved and comes into effect on 1st June 2013.

This energy labelling system has been introduced to measure the overall energy efficiency of buildings. The higher the rating, the more energy-efficient the building is. This is known in Spain as a "Certificado de Eficiencia Energética" (Energy Efficiency Certificate).

Who needs an EPC?

The EPC will be compulsory for owners who want to sell or rent their properties.

If you are selling Spanish property or you are holiday home owners, you must order an EPC for potential buyers and tenants before you market your property. Bear in mind that an EPC will be also required by the Notary Public on completion.

Previously, and in accordance to Royal Decree 47/2007 relating to the procedure for the energy certification of new buildings, this certificate was requested only for properties built after 2007. Now, as the 2013 EPC's are implemented by law at national level, they will be required for all types of buildings. Consequently the owner of the flat, not the Community of Owners, needs to apply for the Energy Performance Certificate (EPC) if they wish to sell or rent it.

An EPC contains:

- Information about a property's energy use and typical energy costs.
- Recommendations about how to reduce energy use and save money.
- Recommendations on actions that should improve the performance of thermal installations, lighting systems, or on the integration of renewable energies in the building.

An EPC gives a property an energy efficiency rating from A (most efficient) to G (which represents low performance)

How do I get an EPC?

The certificate will be issued by technicians who are qualified by Law on building regulations.

You can only get an EPC from an accredited energy technician who will visit your property to complete the energy assessment.

How long is valid an EPC?

Once inspected, the resultant certificate will remain valid for 10 years, at the end of which time it may need to be renewed.

Registration of an EPC

A copy of an EPC will be required duly registered before the competent authority appointed by each Autonomous Community for control and supervision purposes.

Benefits of an EPC

Promoting energy efficiency in buildings is aimed at achieving a reduction in overall energy consumption of fossil fuels, with a subsequent reduction in greenhouse gas emissions and in the country's energy dependence, as well as, in the medium term, saving money for many families.

In the long term, the energy certification of buildings could also be used by local and central governments to regulate the various taxes, tax incentives, grants, etc., related to the purchase or lease of properties, rewarding more efficient buildings.

The Autonomous Communities will decide on the type of external control to apply and the penalties to be imposed in case of finding deficiencies. Currently penalties are not expected to be applied.

Assistance

If you require any help to arrange an EPC, please contact us or your chosen agent and/or property management organisation. We/They will then be available to advise you on what to do next and who can provide you with your EPC.



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