

IS IT NECESSARY TO OBTAIN AN ENERGY PERFORMANCE CERTIFICATE?

The Royal Decree 235/2013, of 5 April, which adopted the basic procedure for the energy performance certificate of buildings, came into force on 14 April 2013. This Royal Decree incorporates into the Spanish Legislation the Directive 2010/31/EU of the European Parliament and Council of 19 May 2010, on the energy performance of buildings.

This basic procedure is applicable for new buildings, and also for existing buildings or elements of them, which are sold or rented to a new tenant and had no previous valid certificate, and for buildings or elements of them, which are occupied by a Public authority and frequently visited by the public.

However, it would not be applicable for some buildings or elements of them, such as temporary buildings with a time of use of two years or less, industrial sites and agricultural buildings, stand-alone buildings with a total useful floor area of less than 50 m², buildings acquired for important reforms or demolition, or residential buildings which are used for less than four months of the year.

Since 1st June 2013, the builder or the owner of a building or element of it, who wants to sell or rent it, shall obtain the energy performance certificate, keep it and inscribe it into the Registry of Energy Performance Certificates. Apart from that, they shall show it and hand it over to the buyer or to the new tenant.

On the other hand, the labels of the energy performance certificates shall be stated in the advertisements when they are offered for sale or rent. At private buildings with a total useful floor area over 500 m² and frequently visited by the public and at buildings with a total useful floor area over 250 m², occupied by public authorities and frequently visited by the public, the labels of the energy performance certificates shall be displayed to the public.



This energy performance certificate, whose validity shall not exceed ten years, shall include identification of the building, procedure used to obtain the energy performance, govern rules about energy savings and energy performance on the moment of construction, energy characteristics of the building and, in case of existing buildings, recommendations for the cost-optimal or cost-effective improvement of the energy performance of a building.

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