



DAVIES ABOGADOS
solicitors/estate agents

OBLIGATION TO PROVIDE AN ENERGY PERFORMANCE CERTIFICATE

As you may or may not be aware from 1st June 2013 a new energy efficiency law for Spanish properties was introduced requiring any property for rent or sale after this time to have an "Energy Performance Certificate" also known in Spain as the Certificado de Eficiencia Energetica (CEE), a document describing how efficient the energy consumption is. Each property will be tested and scored on a scale ranging from A to G, with 'A' being extremely efficient and 'G' being particularly inefficient. This measure is a European directive aiming to increase energy efficiency in buildings and homes in order to protect the environment, and makes it compulsory for all new and existing properties which come onto the market, whether for sale or for rent, to have this certificate.

How does this affect you and your Property?

All homeowners who want to sell or rent their property (for more than 4 months within a 12 month period) must make this "energy certificate" available to the prospective buyer and/or tenant.

The owner of the home, building, or business premises will be responsible for obtaining and paying for the certificate, which they will need in order to sell or rent their home. In addition to the certificate, each home will also receive a series of recommendations to improve the energy performance of the home and enable it to go up at least one level in the energy efficiency scale. The certificate is valid for 10 years and will only need renewing if modifications or alterations are made to the property within this time.

What are the penalties for not complying?

The penalties for non-compliance with the new energy certification law were published, revealing that fines of between 300 and 6,000 Euros will be levied on owners who fail to comply. The fines will be split into three levels dependent upon the severity of the infraction:

Minor offenses: 300-600 Euros

Serious offenses: 601-1,000 Euros



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Very serious offenses: 1,001-6,000 Euros

What can you do :

If you send us the size of your property we will send you a quote and you can have your CEE in one week at a cost of between 150 and 400 euro depending on the property.

Michael Davies.
Abogado