



International Union of Tenants
Association Internationale des Locataires

More transparency and objectivity for tenants

May 18, 2010

As a part of the EU 20-20-20 climate package European Parliament adopted today the new Energy Performance Buildings Directive (EPBD)

New regulations on building standards and energy certificates:

- 1) All buildings built after 31.12.2020 must have high energy-saving standards and be powered to a large extent by renewable energy.
- 2) Existing Buildings will have to improve their energy performance after major renovations, if this would be feasible.
- 3) Member States will have to establish a certification system to measure the energy performance of a building.
- 4) Certificates will be required for any building constructed, sold or rented out to a new tenant.
- 5) The certificates will have to provide recommendations for improvement and may include additional information as the annual energy consumption and percentage of renewable energy.

New regulations for tenants and owners:

- 1) Transparency in advertisement: The energy performance indicator has to be published in all commercial advertisements for real estates (internet, papers).
- 2) Transparency in documents: The energy certificate has to be shown to the prospective tenants (when viewing an apartment) and to be handed out when signing the rent contract.
- 3) Transparency for future retrofitting: Recommendations for modernisations have to be part of the energy certificate.
- 4) Objectivity and law execution: Public authorities have to control a significant percentage of energy certificates on their correctness.
- 5) Appropriate funding: A new article is added in the EPBD: Financial incentives have to be provided on EU and national level.

The national legislation in the member states has to follow in 2 years- by the end of 2012 the latest.

More and complete info from:

[www.europarl.europa.eu/meetdocs/2009_2014/documents/cls/cons_cons\(2010\)05386\(rev3\)_/cons_cons\(2010\)05386\(rev3\)_en.pdf](http://www.europarl.europa.eu/meetdocs/2009_2014/documents/cls/cons_cons(2010)05386(rev3)_/cons_cons(2010)05386(rev3)_en.pdf)

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