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ENERGY EFFICIENCY CERTIFICATE requirement will be mandatory on June the 1st

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Dear KSR client,

We are writing to inform you that Royal Decree 235/2013 was published on April 5 2013 in the Official State Gazette (BOE), approving the basic procedure for certifying the energy efficiency of buildings.

Article 5 of this regulation establishes the owner of the property's responsibility for commissioning an energy audit for the building and its up-keep. The corresponding certificate will be valid for 10 years.

From 1 June 2013, it will be compulsory to have an energy efficiency certificate for all home owners who wish to sell or rent their properties. The purpose of the regulation is to make it compulsory to provide purchasers and tenants with information on the energy efficiency and maintenance involved in the purchase, which could also be an advantage when selling or renting. On the other hand, the legislation also **makes it compulsory to mention the energy label that reports and rates the energy efficiency of the property in any sales or rental advertising and promotion.** Energy efficiency ratings are divided into 7 classes, from A to G, with A as the most efficient and G the least energy efficient.

What type of technician is able to carry out this work?

Industrial engineers, trained architects, technical architects, technical industrial engineers and other professionally formed technicians (as technical assistants) are qualified to carry out this work prior

What does the certificate contain?

Much like the multi-coloured sticker on new electrical appliances, the certificate determines how energy efficient a property is and gives it a rating

from A to G. It also includes a list of recommendations in order to improve the energy efficiency.

What is the cost to certify a home?

Each company or professional can freely offer rates to certify housing. The price will depend also on other factors such as the complexity of facilities, square meters, or the property documentation provide. Somewhere in a range between 75 and 150 Euros for a standard apartment.

We at KSR Real Estate would like to take this opportunity to place our team of highly-qualified professionals at your disposal to help our customers to comply with the new legislation and move forward in the process of selling their properties. Should you have any doubts, or would like us to manage the process of obtaining an energy efficiency certificate for your property, please do not hesitate to contact us.

Kind regards

Karin-Sybille Rosenfeld