



ENERGY CERTIFICATE



Energy Performance Certificates as you know them from the UK since 2007; have become obligatory in Spain from the 1st of June, 2013, with property owners becoming liable for ensuring their home is graded as per the rating from “A” through to “G”, relevant to the energy efficiency of the property.

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Officially called the Certificado de Eficiencia Energética in Spain, or CEE, the property is given a standard rating based on energy efficiency and carbon emissions, with grade “A” indicating the most efficient property, whereas “G” is the least energy efficient.

Do I need to have one?

You do, when you want to sell your house or rent it out long term. Real Estate Agents are supposed to include the Energy Sticker that comes with the Certificate in every ad and on their property info sheets. If you do not comply, fines from 3.000 to 6.000 euros can be issued. The notary dealing with the sale of your property will ask for it also, as part of the obligatory paperwork to be presented before the sale can go through. If you are currently renting out your property long term, you do not need the certificate now, but you will for every new contract.

And for holiday lets?

The law exempts properties that are let for less than 4 months in total per calendar year. But if you use up more than 25% or your yearly energy consumption in the period your property is let, even if it's for a period shorter than mentioned 4 months, you do need the certificate.

Where do I go to get the Certificate issued?

You can approach any arquitecto or arquitecto técnico that is registered as such with their Colegio; they will have the necessary software that will enable them to enter the relevant data. A personal visit and inspection of your property is necessary, this is not something that can be done over the phone, so beware of ‘professionals’ offering to do so.

Do I need to renew the certificate?

The certificate is valid for 10 years, after that, you need to renew it.

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