



Energy Performance Certificates

Background

Amendments to the Building Law of 19 September 2007 come into force on 1 January 2009. The amendments harmonise Polish law with European Union legislation, such that any newly constructed residential building, as well as any existing building, whether freehold or leasehold, will need a so-called energy passport (also referred to as an energy performance certificate).

From 1 January 2009, no building or apartment can be sold or leased without an energy performance certificate. We strongly recommend that you take advice on this issue to fully understand the implications.

1. What is an energy performance certificate?

An energy performance certificate is a document providing information on the energy performance of a building, including assigning it to one of seven energy-efficiency classes. It is prepared by a licensed, independent expert. The higher the energy-efficiency class of the building, the lower the energy consumption level and the operating costs. As the regulation comes into force on 1 January 2009, it will not be possible to obtain a certificate before that date.

Energy performance certificates will be issued for a specific building, not to the owner(s), and it will be valid for 10 years. In the event that during the term of the certificate there are any construction or renovation works carried out to the building affecting its energy performance, the certificate must be renewed to reflect the changes. The energy performance certificate will be an additional document for the site construction log.

Certificates will be issued in writing and will also be available in an electronic format. The electronic format will make it possible to enter the certificate in the national register of certificates.

2. Who will have to pay for it?

The cost of an energy performance certificate will be covered by the owner(s). The cost of preparation of a certificate is estimated at approximately PLN 1,000 for small single-family houses, between PLN 1,000 and 3,000 for large buildings, and more than PLN 3,000 for large houses with a complex structure.

3. Who does not require an Energy Performance Certificate?

The only buildings which will not require a certificate are those subject to conservation protection, places of worship, buildings designated for temporary use, and buildings with an area of less than 50m².

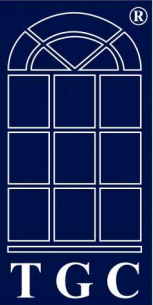
4. Contacts

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