

Article 3

National building renovation plan

1. Each Member State shall establish a national building renovation plan to ensure the renovation of the national stock of residential and non-residential buildings, both public and private, into a highly energy efficient and decarbonised building stock by 2050, with the objective to transform existing buildings into zero-emission buildings.

The operational greenhouse gas emissions and annual primary energy use of a new or renovated zero-emission building thresholds in accordance with Article 9b (1);

Each building renovation plan shall encompass:

(a) an overview of the national building stock for different building types, including their share in the building stock, construction periods and climatic zones, based, as appropriate, on statistical sampling and the national database for energy performance certificates pursuant to Article 19, an overview of market barriers and market failures and an overview of the capacities in the construction, energy efficiency and renewable energy sectors the share of vulnerable households based, as appropriate, on statistical sampling;

(b) a roadmap with nationally established targets and measurable progress indicators, including the reduction of the number people affected by energy poverty, with a view to the 2050 climate neutrality goal, in order to ensure a highly energy efficient and decarbonised national building stock and the transformation of existing buildings into zero-emission buildings by 2050;

The roadmap referred to in point (b) shall include national targets for 2030, 2040 and 2050 as regards the annual energy renovation rate, the primary and final energy consumption of the national building stock and its operational greenhouse gas emission reductions; specific timelines for buildings to achieve higher energy performance classes than those pursuant to Article 9(1), by 2040 and 2050, in line with the pathway for transforming the national building stock into zero-emission buildings; an evidence-based estimate of expected energy savings and wider benefits INCLUDING indoor environmental quality;

(c) an overview of implemented and planned policies and measures, supporting the implementation of the roadmap pursuant to point (b); and. Where an overview of specific policies and measures is already included in the national energy and climate plans a clear reference to the relevant parts of the national energy and climate plans may be included in the building renovation plan in place of a fully developed overview;

(d) an outline of the investment needs for the implementation of the building renovation plan, the financing sources and measures, and the administrative resources for building renovation. Where an outline of specific investment needs is already included in the national energy and climate plans a clear reference to the relevant parts of the national energy and climate plans may be included in the building renovation plan in place of a fully developed outline.

(e) an evidence-based estimate of expected energy savings, and wider benefits, including indoor environmental quality;

2. Every five years, each Member State shall prepare and submit to the Commission a draft of its building renovation plan, using the template in Annex II. Each Member State shall submit its draft building renovation plan as part of its draft integrated national energy and climate plan referred to in

Article 9 of Regulation (EU) 2018/1999 and, where the Member States submits a draft update, its draft update referred to in Article 14 of that Regulation.

By way of derogation from Article 9(1) and Article 14(1) of that Regulation, Member States shall submit the first draft building renovation plan to the Commission by 30 June 2024³¹ December 2025.

3. To support the development of its building renovation plan, each Member State shall carry out a public consultation on its draft building renovation plan prior to submitting it to the Commission. The public consultation shall involve in particular local and regional authorities and other socio-economic partners, including civil society and bodies working with vulnerable households. Each Member State shall annex a summary of the results of its public consultation to its draft building renovation plan. The public consultation may be integrated as part of the public consultation undertaken pursuant to Article 10 of Regulation 2018/1999.

4. The Commission shall assess the national draft building renovation plans, in particular whether:

a) the level of ambition of the nationally established targets is sufficient and in line with the national commitments on climate and energy laid down in the national integrated energy and climate plans;

(b) the policies and measures are sufficient to achieve the nationally established targets;

(c) the allocation of budgetary and administrative resources is sufficient for the implementation of the plan;

(ca) the financing sources and measures referred to in paragraph 3(1)(d) are in line with the planned reduction of energy poverty referred to in 3(1)(b);

(cb) the plan prioritises worst-performing buildings, in accordance with Article 9;

(d) the public consultation pursuant to paragraph 3 has been sufficiently inclusive;

(e) the plans comply with the requirements of paragraph 1 and the template in Annex II.

After consulting the experts of the Committee established by Article 30, the Commission may issue country-specific recommendations to Member States in accordance with Article 9(2) and Article 34 of Regulation (EU) 2018/1999.

With regard to the first draft building renovation plan, the Commission may issue country-specific recommendations to Member States no later than six months after the Member State has submitted that plan.

5. In its final building renovation plan, each Member State shall take due account of any recommendations from the Commission on the draft building renovation plan. If the Member State concerned does not address a recommendation or a substantial part thereof, it shall provide a justification to the Commission and make public its reasons.

6. Every five years, each Member State shall submit its building renovation plan to the Commission, using the template in Annex II. Each Member State shall submit its building renovation plan as part of its integrated national energy and climate plan referred to in Article 3 of Regulation (EU) 2018/1999 and, where the Member States submits an update, its update referred to in Article 14 of that Regulation. By way of derogation from Article 3(1) and Article 14(2) of that Regulation, Member States shall submit the first building renovation plan to the Commission by 31 December 2026.

7. Each Member State shall annex the details of the implementation of its most recent long-term renovation strategy or building renovation plan to its next final building renovation plan. Each Member State shall state whether its national targets have been achieved.

8. Each Member State shall include in its integrated national energy and climate progress reports, in accordance with Articles 17 and 21 of Regulation (EU) 2018/1999, information on the implementation of the national targets referred to in paragraph 1, point (b) of this Article. In its annual State of the Energy Union report pursuant to Article 35 of Regulation (EU) 2018/1999, the Commission shall include, biennially, an overall progress report on the renovation of the national stock of residential and non-residential buildings, both public and private, in line with the roadmaps set out in the building renovation plans, based upon the information submitted by the Member States in their integrated national energy and climate progress reports. The Commission shall monitor annually the evolution of the energy performance of the EU building stock, on the basis of best available information from Eurostat and other sources, and publish the information through the EU Building Stock Observatory.

Art 7 New buildings

1. Member States shall ensure that new buildings are zero-emission buildings in accordance with Article 9b:

(a) as of 1 January 2028, new buildings owned by public bodies; and

(b) as of 1 January 2030, all new buildings;

Until the application of the requirements under the first subparagraph, Member States shall ensure that all new buildings are at least nearly zero-energy buildings and meet the minimum energy performance requirements laid down in accordance with Article 5. Where public bodies aim to occupy a new building that they do not own, they shall aim for that building to be a zero-emission building.

2. Member States shall ensure that the life-cycle Global Warming Potential (GWP) is calculated in accordance with Annex III and disclosed through the energy performance certificate of the building:

(a) as of 1 January 2028, for all new buildings with a useful floor area larger than 1000 square meters;

The Commission is empowered to adopt delegated acts in accordance with Article 29 to amend Annex III to set out a Union framework for the national calculation of life-cycle GWP with a view to achieving climate neutrality. The first such delegated act shall be adopted by 31 December 2025.

(b) as of 1 January 2030, for all new buildings

(bb) Member States may decide not to apply paragraphs 1 and 2 to categories of buildings for which building permit applications or equivalent applications including for change of use have already been submitted by the dates pursuant to paragraphs 1 and 2.

(bc) By 1 January 2027 Member States shall publish and notify the Commission a roadmap detailing the introduction of limit values on the total cumulative life-cycle GWP of all new buildings and set targets for new buildings from 2030, considering a progressive downward trend, as well as maximum limit values, detailed for different climatic zones and building typologies.

The Commission shall issue guidance, share evidence on existing national policies and offer technical support to Member States, at their request.

Those maximum limit values shall be in line with the Union's objectives to achieve climate neutrality.

4. Member States shall address, in relation to new buildings, the issues of optimal indoor environmental quality, adaptation to climate change, fire safety, risks related to intense seismic activity and accessibility for persons with disabilities. Member States shall also address carbon removals associated to carbon storage in or on buildings.

Article 9

Minimum energy performance standards

1. Member States shall establish minimum energy performance standards which ensure that non-residential buildings do not exceed the specified maximum energy performance threshold, as referred to in subparagraph 3, expressed by a numeric indicator of primary energy use in kWh/(m².y), by the dates specified in subparagraph 6.

The maximum energy performance thresholds shall be established on the basis of the non-residential building stock on 1 January 2020, based on available information and, where appropriate, on statistical sampling.

A "15% threshold" shall be set so that 15% of the national building stock is above that threshold, and a "25% threshold" shall be set so that 25% of the national building stock is above that threshold. The maximum energy performance thresholds may be differentiated between different building types and categories.

Compliance by individual buildings with the thresholds shall be checked on the basis of energy performance certificates or, where appropriate, other available means. Member States may set the thresholds at a level corresponding to a specific energy performance class provided that they comply with the level of the thresholds in subparagraph 3.

Member States may set criteria to exempt individual buildings, in light of the expected future use of the building or in the case of an unfavourable cost-benefit assessment, from requirements in this paragraph.

The minimum energy performance standards shall at least ensure that all non-residential buildings are below:

- (a) the 16% (F,G) threshold of 2030; and
- (b) the 26% (E,F,G) threshold as of 2033

In their roadmap referred to in Article 3(1)(b), Member States shall establish specific timelines for the buildings referred to in this paragraph to comply with lower maximum energy performance thresholds by 2040 and 2050, in line with the pathway for transforming the national building stock into zero-emission buildings.

2. Member States shall establish minimum energy performance standards for residential buildings which shall be based on a national trajectory for the progressive renovation of the building stock in line with the national roadmap and the 2030, 2040 and 2050 targets contained in the Member State's building renovation plan and with the transformation of the national building stock into zero-emission buildings by 2050.

If the average fossil share of energy use in residential buildings is lower than 15% Member States may adjust the levels in points a) and b) to ensure that the average primary energy use in kWh of the whole residential building stock by 2030, and every 5 years thereafter, is equivalent to, or lower than national determined value derived from [progressive/linear] decrease of the average primary energy use from 2020 to 2050 in line with the transformation of the residential building stock into a zero emission building stock.

The trajectory shall be expressed as a decrease of the average primary energy use in kWh/(m².y) of the whole residential building stock over the period from 2025 to 2050, and shall identify the number of buildings and building units or floor area to be renovated annually. When establishing the national trajectories, Member States shall ensure that the average primary energy use in kWh/(m².y) of the whole residential building stock is at least equivalent to:

- (a) the D energy performance class level by 2033;
- (b) by 2040, a nationally determined value derived from a gradual decrease of the average primary energy use from 2033 to 2050 in line with the transformation of the residential building stock into a zero-emission building stock.

The energy performance corresponding to the class level referred to in subparagraph 2 point (a) shall correspond at least to the national class levels at the time of entry into force of this Directive.

(a) As part of the assessment of national building renovation plans, the Commission shall monitor the achievement of the values referred to in 2033 and 2040, as referred to subparagraph 2, and make recommendations where necessary.

(b) The trajectory shall refer to data on the national residential building stock, based, as appropriate, on statistical sampling and energy performance certificates. The trajectory and the corresponding level of average primary energy use may be differentiated between building types and categories, for example between single- family houses and multi-apartment buildings.

(c) Member States shall remove regulatory barriers preventing the renovation of common elements and the replacement of technical building systems in multi-apartment buildings aimed at compliance with minimum energy performance standards, including approval procedures, addressing in particular unanimity requirements in co-ownership structures, without prejudice to the property and tenancy law of the Member States.

2a Member States may choose not to apply paragraph 2 to single family houses. In this case Member States shall ensure that at least those single family houses that are sold, rented, donated or whose purpose is changed within the cadastre or land registry towards residential buildings after 1 January [2028], achieve at least energy performance class [D] or higher within [five] years of the above mentioned triggers where necessary through renovation by the acquirers or owners.

3. In addition to primary energy use referred to in paragraphs 1 and 2, Member States may define additional indicators of non-renewable and renewable primary energy use, and of operational greenhouse gas emissions produced in kgCO₂eq/(m².y). In order to ensure reduction of operational greenhouse gas emissions, the minimum energy performance standards shall take into account the [Article 15a (1) Renewable Energy Directive COM (2021) 557 final] 1.

4. In accordance with Article 15, Member States shall support compliance with minimum energy performance standards by all the following measures:

- (a) providing appropriate financial measures, in particular those targeting vulnerable households, people affected by energy poverty or living in social housing, in line with Article 22 of Directive (EU) [recast EED];
- (b) providing technical assistance, including through one-stop-shops;
- c) designing integrated financing schemes;
- (d) removing non-economic barriers, including split incentives; and
- (e) monitoring social impacts, in particular on the most vulnerable.

5. Where a building is renovated in order to comply with a minimum energy performance standard, Member States shall ensure compliance with the minimum energy performance requirements for building elements pursuant to Article 5 and, in case of major renovation, with the minimum energy performance requirements for existing buildings pursuant to Article 8.

6. Member States may decide not to apply the minimum energy performance standards referred to in paragraphs 1 and 2 to the following categories of buildings:

- a) buildings officially protected as part of a designated environment or because of their special architectural or historical merit, in so far as compliance with the standards would unacceptably alter their character or appearance;
- (b) buildings used as places of worship and for religious activities;
- (c) temporary buildings with a time of use of two years or less, industrial sites, workshops and non-residential agricultural buildings with low energy demand and non-residential agricultural buildings which are used by a sector covered by a national sectoral agreement on energy performance;
- (d) residential buildings which are used or intended to be used for either less than four months of the year or, alternatively, for a limited annual time of use and with an expected energy consumption of less than 25 % of what would be the result of all-year use;
- (e) stand-alone buildings with a total useful floor area of less than 50 m²;
- f) buildings owned by the armed forces or central government and serving national defence purposes, apart from single living quarters or office buildings for the armed forces and other staff employed by national defence authorities.

7. Member States shall take the measures necessary to ensure the implementation of minimum energy performance standards referred to in paragraphs 1 and 2, including appropriate monitoring mechanisms and penalties in accordance with Article 31.

Article 9a

Solar Energy in buildings

1. Member States shall ensure that all new buildings are designed to optimise their solar energy generation potential on the basis of the solar irradiance of the site, enabling the subsequent cost-effective installation of solar technologies.

.2 For the installation of solar energy equipment, the permit-granting process pursuant to Article 16c, and notification procedure pursuant to Article 17 of Directive (EU) 2018/2001 [RED as amended] apply.

3. Member States shall ensure the deployment of suitable solar energy installations, if technically suitable and economically and functionally feasible, as follows:

- (a) by... [24 months after the date of entry into force of this Directive], on all new public and new non-residential buildings
- (b) by 31 December 2026, on all existing public and non-residential buildings
- (c) by 31 December 2028, on all new residential buildings. and roofed carparks;
- (d) by 31 December 2032, on all buildings undergoing major renovation.

4. Member States shall define, and make publicly available, criteria at national level for the practical implementation of these obligations, and for possible exemptions for specific types of buildings, taking into account the principle of technological neutrality with regard to technologies not producing any on-site emissions and in accordance with the assessed technical and economic potential of the solar energy installations and the characteristics of the buildings covered by this obligation.

In order to achieve the objectives of this Article and to take into account the issues linked to the stability of the electricity network, Member States shall include relevant stakeholders in the establishment of the above criteria.

Member States shall also take into account structural integrity, green roofs and attic and roof insulation, where appropriate.

5. Member States shall put in place a framework providing the necessary administrative, technical and financial measures to support the deployment of solar energy in buildings, including in combination with technical building systems or efficient district heating systems.

Article 9b

Zero emission buildings

1. A zero-emission building shall not cause any on-site carbon emissions from fossil fuels.

A zero-emission building shall offer the capacity to react to external signals and adapt its energy use, generation or storage, where economically and technically feasible .

2. Member States shall take the necessary measures to ensure that the energy demand of a zero-emission building complies with a maximum threshold.

Member States shall set this maximum threshold with a view to achieving at least the cost-optimal levels established in the most recent national cost-optimal report pursuant to Article 6. Member States shall revise the maximum threshold every time that the cost-optimal levels are revised.

3. The maximum threshold shall be at least ten percent lower than the threshold for total primary energy use established at Member State level for nearly zero-energy buildings on [date of entry into force].

4. Member States may decide to adjust the thresholds as referred to in subparagraph 2 for renovated buildings, while complying with the respective provisions on cost optimality, and, where thresholds for renovated nearly zero-energy buildings have been established, the requirements of subparagraph 3.

5. Member States shall take the necessary measures to ensure that the operational greenhouse gas emissions of zero-emission building comply with a maximum threshold established at the Member State level in their building renovation plans. This maximum threshold may be set at different levels for new and renovated buildings.

Member States shall notify the Commission about their maximum thresholds, including a description of the calculation methodology per building type and applied climate, in accordance with Annex I. The Commission shall review the maximum thresholds and recommend their adaptation where appropriate.

6. Member States shall ensure that the total annual primary energy use of a new or renovated zero-emission building is covered by:

- (a) energy from renewable sources generated onsite or nearby, fulfilling the criteria of Article 7 of Directive (EU) 2018/2001 [amended RED];
- (b) energy from renewable sources provided from a renewable energy community within the meaning of Article 22 of Directive (EU) 2018/2001 [amended RED]; or
- (c) energy from an efficient district heating and cooling system in accordance with Article 24(1) of Directive (EU) .../... [recast EED];
- (d) energy from carbon free sources.

Where it is technically and economically not feasible to fulfil the requirements under the first paragraph, the total annual primary energy use may also be covered by other energy from the grid complying with criteria established at national level.

Article 15

Financial incentives, skills and market barriers

1. Member States shall provide appropriate financing, support measures and other instruments able to address market barriers in order to deliver the necessary investments identified in their national building renovation plan to transform their building stock into zero-emission buildings by 2050.

- (a) Member States shall ensure that application and procedures for public financing are simple and streamlined in order to facilitate the access to financing especially for households.
- (b) Member States shall assess, and where appropriate, address barriers related to up-front costs of renovations.

When designing financial support schemes for building renovation, Member States shall consider using revenue-based parameters.

If set up, Member States may use the national energy efficiency funds to finance dedicated schemes and programmes pursuant to Article 30 of Directive (EU) 2023/1791 for energy performance renovations.

2. Member States shall take appropriate regulatory measures to remove non-economic barriers to building renovation. With regard to buildings with more than one building unit, such measures may include removing unanimity requirements in co-ownership structures, or allowing co-ownership structures to be direct recipients of financial support.

3. Member States shall make best cost-effective use of national financing and financing available established at Union level, in particular the Recovery and Resilience Facility, the Social Climate Fund, cohesion policy funds, InvestEU, auctioning revenues from emission trading pursuant to Directive 2003/87/EC [amended ETS] and other public funding sources. Those funding sources shall be deployed consistently with a path to achieving a zero-emission building stock by 2050.

4. To support the mobilisation of investments, Member States shall promote the effective development and use of enabling funding and financial tools, such as energy efficiency loans and mortgages for building renovation, energy performance contracting, pay-as-you-save financial schemes, fiscal incentives, for example reduced tax rates on renovation works and materials, on-tax schemes, on-bill schemes, guarantee funds, funds targeting deep renovations, funds targeting renovations with a significant minimum threshold of targeted energy savings and mortgage portfolio standards. They shall guide investments into an energy efficient public building stock, in line with Eurostat guidance on the recording of Energy Performance Contracts in government accounts.

Member States may also promote and simplify the use of public-private partnerships.

Member States shall ensure that information about available funding and financial tools is made available to the public in an easily accessible and transparent manner, including by digital means.

The enabling funding and financial tools may include renovation loans or guarantee funds for energy performance renovations, including in combination with relevant EU programmes, where applicable.

5. Member States shall facilitate the aggregation of projects to enable investor access as well as packaged solutions for potential clients

Member States shall adopt measures that promote energy efficiency lending products for building renovations, such as green mortgages and green loans, secured and unsecured, and ensure that they are offered widely and in a non-discriminatory manner by financial institutions and, are visible and accessible to consumers. Member States shall ensure that banks and other financial institutions and investors receive information on opportunities to participate in the financing of the improvement of energy performance of buildings.

6. Member States shall put in place measures and financing to promote education and training with a view to ensuring that there is a sufficient workforce with the appropriate level of skills corresponding to the needs in the building sector, especially targeting microenterprises and small- and medium-sized enterprises, as appropriate.

One-stop-shops established pursuant to Article 15a may facilitate access to such measures and financing.

7. The Commission shall, where appropriate, assist upon request Member States in setting up national or regional financial support programmes with the aim of increasing the energy performance of buildings, especially of existing buildings, including by supporting the exchange of best practice between the responsible national or regional authorities or bodies.

Member States shall ensure that such programmes are developed in a way that they are accessible to organisations with lower administrative, financial, and organisational capacities

8. Member States shall link their financial measures with due regard to vulnerable households for energy performance improvements and reduced greenhouse gas emissions in the renovation of buildings to the targeted or achieved energy savings and improvements, as determined by one or more of the following criteria:

(a) the energy performance and greenhouse gas emissions reduction of the equipment or material used for the renovation; in which case, the equipment or material used for the renovation is to be installed by an installer with the relevant level of certification or qualification and shall comply with at least minimum energy performance requirements for building elements or higher reference values for improved performance of buildings energy consumption;

(b) standard values for the calculation of energy and greenhouse gas emission savings in buildings;

c) the improvement achieved due to such renovation by comparing energy performance certificates issued before and after renovation;

(c) the results of an energy audit;

(d) the results of another relevant, transparent and proportionate method that shows the improvement in energy performance, for example by comparing the energy consumption before and after renovation with metering systems, provided it complies with requirements in Annex I.

10. From 1 January 2025 at the latest, Member States shall not provide any financial incentives for the installation of stand-alone boilers powered by fossil fuels, with the exception of those selected for investment, before 2025, in accordance with Regulation (EU) 2021/241 of the European Parliament and of the Council of 12 February 2021 establishing the Recovery and Resilience Facility, Article 7(1)(h)(i) third hyphen of Regulation (EU) 2021/1058 of the European Parliament and the Council on the European Regional Development Fund and on the Cohesion Fund and with Article 73 of Regulation (EU) 2021/2115 of the European Parliament and the Council on the CAP Strategic Plans.

11. Member States shall incentivise deep renovation and staged deep renovation with higher financial, fiscal, administrative and technical support. Where it is technically and economically not feasible to transform a building into a zero-emission building, a renovation resulting in at least a 60% reduction of primary energy use shall be considered a deep renovation for the purposes of this paragraph. Member States shall incentivise sizeable programmes that address a high number of buildings, in particular the worst-performing buildings, such as through integrated district renovation programmes, and that result in an overall reduction of at least 30% of primary energy use with higher financial, fiscal, administrative and technical support. , according to the level of performance achieved.

Without prejudice to their national economic and social policies and to their systems of property law Member States shall address eviction of vulnerable households caused by disproportionate rent increases following energy renovation of their dwelling.

12. Financial incentives shall target as a priority vulnerable households, people affected by energy poverty and people living in social housing, in line with Article 24 of Directive (EU) 2023/1791.

13. When providing financial incentives to owners of buildings or building units for the renovation of rented buildings or building units, Member States shall aim at financial incentives benefiting both the owners and the tenants. Member States shall introduce effective safeguards, to protect , in particular vulnerable households, including by providing rent support or by imposing caps on rent increases, and may incentivise financial schemes to tackle the upfront costs with renovations, such as on-bill schemes,

pay-as-you-save schemes or energy performance contracting, as referred to in [Art 29 EED, + definition in Art 2 EED].

Article 15a

One-stop-shops for energy performance of buildings

1. Member States shall, in cooperation with competent authorities, and, where appropriate, private stakeholders, ensure the establishment and the operation of technical assistance facilities, including through inclusive one-stop-shops for energy performance of buildings, targeting all actors involved in building renovations, including home owners and administrative, financial and economic actors, including microenterprises and small- and medium-sized enterprises.

Member States shall ensure that technical assistance facilities are available across their territory by establishing at least one one-stop-shop:

- (a) per 80 000 inhabitants, or
- (b) per region, or
- (d) in areas where the average age of the building stock is above the national average, or
- (e) in areas where Member States aim to implement integrated district renovation programmes, or
- (f) in a location that can be reached within less than 90 minutes of average travel distance.

Member States may designate the one-stop shops established pursuant to Article 21(2a) of Directive (EU) 2023/1791 [recast EED] as one-stop shops for the purposes of this Article.

2. Those facilities shall:

- (a) advise with streamlined information on technical and financial possibilities and solutions to households, SMEs, microenterprises, public bodies;
- (b) provide holistic support to all households, with a particular focus on households affected by energy poverty and on worst performing buildings, as well as to accredited companies and installers providing retrofit services, adapted to different housing typologies and geographical scope, and provide support covering the different stages of the retrofit project.

Member States may designate the one-stop shops established pursuant to Article 21(2a) of Directive (EU) 2023/1791 as one-stop shops for the purposes of this Article.

One-stop shops for energy performance of buildings shall provide independent advice on energy performance of buildings and may accompany integrated district renovation programs.

The one-stop shops shall offer dedicated services for people affected by energy poverty, vulnerable households and people in low-income households. The Commission shall provide guidelines to develop those one-stop shops in accordance with Article 22(6) of the Directive (EU) 2023/1791.

Article 16

Energy performance certificates

1. Member States shall lay down the necessary measures to establish a system of certification of the energy performance of buildings.

The energy performance certificate shall include the energy performance of a building expressed by a numeric indicator of primary energy use in kWh/(m².y) and reference values such as minimum energy performance requirements, minimum energy performance standards, nearly zero-energy building requirements and zero-emission building requirements, in order to make it possible for owners or tenants of the building or building unit to compare and assess its energy performance.

1a. Member States shall ensure a common visual identity for energy performance certificates on their territory.

2. By [date of transposition], the energy performance certificate shall comply with the template in Annex V. It shall specify the energy performance class of the building, on a closed scale using only letters from A to G. The letter A shall correspond to zero-emission buildings as defined in Article 2, point (2) and the letter G shall correspond to the very worst-performing buildings in the national building stock at the time of the introduction of the scale.

Member States that, at the date of transposition, already designate zero-emission buildings as “A0” may continue to use this designation instead of class A. Member States shall ensure that the remaining classes (B to F) have an appropriate distribution of energy performance indicators among the energy performance classes.

Member States which have rescaled their energy performance classes on or after 1 January 2019 and before the date of entry into force of this Directive, may postpone the rescaling of their energy performance classes until 31 December 2029.

Member States may define an A+ energy performance class corresponding to buildings with a maximum threshold for energy demand which is at least twenty percent lower than the maximum threshold for zero-emission buildings, and which generates more renewable energy on-site annually than its total annual primary energy demand.

For existing buildings renovated to A+ class, Member States shall ensure that the life-cycle Global Warming Potential (GWP) is estimated and disclosed through the energy performance certificate of the building.

3. Member States shall ensure the quality, reliability and affordability of energy performance certificates.

Member States shall take measures to ensure that energy performance certificates are affordable and shall consider providing financial support for vulnerable households.

Member States shall ensure that energy performance certificates are issued in accordance with article 17 (1) and by independent experts based on an on-site visit, which may be carried out, where appropriate, by virtual means with visual checks.

The energy performance certificates shall be clear and easily legible and be available in a machine-readable format and in accordance with Annex V.

4. The energy performance certificate shall include recommendations for the cost-effective improvement of the energy performance and the reduction of operational greenhouse gases emissions and the improvement of indoor environment quality of a building or building unit, unless the building or building unit already achieves at least energy performance class A.

The recommendations included in the energy performance certificate shall cover:

- (a) measures carried out in connection with a major renovation of the building envelope or technical building system or systems ; and
- (b) measures for individual building elements independent of a major renovation of the building envelope or technical building system or systems .

4a. When Member States choose to integrate a renovation passport in accordance with Article 10(2), the renovation passport shall substitute the recommendations according to Article 16 (4).

5. The recommendations included in the energy performance certificate shall be technically feasible for the specific building and shall provide an estimate for the energy savings and the reduction of operational greenhouse gas emissions. They may provide an estimate for the range of payback periods or cost-benefits over its economic lifecycle and information on available financial incentives, administrative and technical assistance along with financial benefits, which are broadly associated with the achievement of the reference values.

6. The recommendations shall include an assessment of whether the heating, ventilation, air-conditioning and domestic hot water systems can be adapted to operate at more efficient temperature settings, such as low temperature emitters for water based heating systems, including the required design of thermal power output and temperature/flow requirements.

6a. The recommendations shall include an assessment of the remaining lifespan of the heating and/or air conditioning systems. Where relevant, the recommendations shall indicate possible alternatives for the replacement of the heating and/or air-conditioning system, in line with the 2030 and 2050 climate targets, taking into account local and system-related circumstances.

7. The energy performance certificate shall provide an indication as to where the owner or tenant can receive more detailed information, including as regards the cost-effectiveness of the recommendations made in the energy performance certificate. The evaluation of cost effectiveness shall be based on a set of standard conditions, such as the assessment of energy savings and underlying energy prices and a preliminary cost forecast. In addition, it shall contain information on the steps to be taken to implement the recommendations, the contact information of relevant one-stop-shops and, where relevant, on financial support options.. Other information on related topics, such as energy audits or incentives of a financial or other nature and financing possibilities , or advice on how to increase the climate resilience of the building, may also be provided to the owner or tenant.

8. Certification for building units may be based:

- a) on a common certification of the whole building; or
- b) on the assessment of another representative building unit with the same energy-relevant characteristics in the same building.

9. Certification for single-family houses may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality if such correspondence can be guaranteed by the expert issuing the energy performance certificate.

10. The validity of the energy performance certificate shall not exceed ten years For energy performance certificates below level C, Member States shall ensure that buildings owners are invited to a one-stop shop to receive renovation advice, whichever is the earliest:

- (a) immediately after the energy performance certificate of the building expires; or
- (b) five years after the issuance of the energy performance certificate.

11. Member States shall make simplified procedures for updating an energy performance certificate available where only individual elements are upgraded (single or standalone measures).

Member States shall make simplified procedures for updating an energy performance certificate available where measures identified in a renovation passport are put in place or where a building digital twin, other certified methods, or data from certified tools determining the energy performance of a building are used.

Article 17

Issue of energy performance certificates

1. Member States shall ensure that a digital energy performance certificate is issued for:

- (a) buildings or building units which are constructed , have undergone a major renovation, are sold or rented out to a new tenant or for which a rental contract is renewed;
- (b) existing buildings owned or occupied by public bodies.

Member States shall ensure that a paper version is issued on request. The requirement to issue an energy performance certificate does not apply where a certificate, issued in accordance with either Directive 2010/31/EU or this Directive, for the building or building unit concerned is available and valid.

2. Member States shall require that, when buildings or building units are constructed, have undergone a major renovation, are sold or rented out or when rental contracts are renewed , the energy performance certificate is shown to the prospective tenant or buyer and handed over to the buyer or tenant.

3. Where a building is sold or rented out in advance of construction or major renovation , Member States may require the seller to provide an assessment of its future energy performance, as a derogation from paragraphs 1 and 2; in that case, the energy performance certificate shall be issued at the latest once the building has been constructed or renovated and shall reflect the as-built state .

4. Member States shall require that buildings or buildings units which are offered for sale or for rent have an energy performance certificate , and that the energy performance indicator and class of the energy performance certificate of the building or the building unit, as applicable, is stated in online and offline advertisements , including in property search portal websites . Member States shall carry out sample checks or other controls to ensure compliance with these requirements.

5. The provisions of this Article shall be implemented in accordance with applicable national rules on joint ownership or common property.

5a. Member States may exclude the categories of buildings referred to in Article 5(3)(c) from the application of paragraphs 1, 2, 4 and 5 of this Article, unless those building categories are already subject to an obligation to provide for an energy performance certificate in case they are constructed, have undergone a major renovation, are sold or rented out to a new tenant or for which a rental contract is renewed pursuant to national law on the date of [entry in force of the Directive].

6 The possible effects of energy performance certificates in terms of legal proceedings, if any, shall be decided in accordance with national rules.

7. Member States shall ensure that all energy performance certificates issued are uploaded to the database for energy performance of building referred to in Article 19. The upload shall contain the full energy performance certificate, including all necessary data required for the calculation of the energy performance of the building.

Article 18 **Display of energy performance certificates**

1. Member States shall take measures to ensure that where a building for which an energy performance certificate has been issued in accordance with Article 17(1) is occupied by public bodies and frequently visited by the public, the energy performance certificate is displayed in a prominent place clearly visible to the public.

2. Member States shall require that a non-residential building for which an energy performance certificate has been issued in accordance with Article 17(1), the energy performance certificate is displayed in a prominent and clearly visible place.

3. The provisions of paragraphs 1 and 2 do not include an obligation to display the recommendations included in the energy performance certificate.

Article 19 **Databases for energy performance of buildings**

1. Each Member State shall set up a national database for energy performance of buildings which allows data to be gathered on the energy performance of individual buildings and on the overall energy performance of the national building stock. Such databases may consist of a set of interconnected databases.

The database shall allow data to be gathered from all relevant sources related to energy performance certificates, inspections, the building renovation passport, the smart readiness indicator and the calculated or metered energy consumption of the buildings covered. In order to populate the database, building typologies may also be gathered. Data may also be gathered and stored on both operational and embodied emissions and overall life-cycle GWP.

2. The aggregated and anonymised data of building stock shall be made publicly available, in compliance with Union and national data protection rules. The data stored shall be machine-readable and accessible via an appropriate digital interface. Member States shall ensure easy and free-of-charge access to the full energy performance certificate for building owners, tenants and managers, and to financial institutions as regards the buildings in their investment and lending portfolios, and, upon permission from the owner, also to independent experts. For buildings offered for rent or sale, Member States shall ensure access to the full energy performance certificate for prospective tenants or buyers that have been authorised by the owner of the building.

2a. Member States shall ensure that local authorities have access to relevant data on energy performance of buildings on their territory as required to facilitate drafting of heating and cooling plans and include operational geographic information systems and the related databases, in accordance with Regulation (EU) 2016/679 of the European Parliament and of the

Council1. Member States shall support the local authorities in obtaining necessary resources for data and information management.

3. Member States shall make publicly available information on the share of buildings in the national building stock covered by energy performance certificates and aggregated or anonymised data on the energy performance, including the energy consumption, and, where available, the life-cycle GWP of the buildings covered. The public information shall be updated at least twice per year. Member States shall make anonymised or aggregated information available to public and research institutions such as National Statistics Institutes, upon request.

4. At least once per year, Member States shall ensure the transfer of the information in the national database to the Building Stock Observatory. Member States may transfer the information more frequently.

5. The Commission shall, adopt implementing acts for common templates for the transfer of the information to the Building Stock Observatory. The first such implementing act shall be adopted by 30 June 2025.

Those implementing acts shall be adopted in accordance with the examination procedure referred to in Article 30(3).

6. For the purpose of ensuring coherence and consistency of information, Member States shall ensure that the national database for energy performance of buildings is interoperable and integrated with other administrative databases containing information on buildings, such as the national building cadastre or land registry and digital building logbooks.